

Notice Of Public Hearing

Application For Minor Variance S. 45 (1) Planning Act, R.S.O. 1990, C. P. 13, S. 45(5); 1994, C. 23, S. 26 (1); O. Reg 200/96 S. 3 (1)

Committee Of Adjustment For The Municipality Of Hastings Highlands

File Number: A – 9 – 2024

Location Of Property: 55 Alp Lane, Baptiste Lake, being Part of Lots 37, 42 and 43, RCP 2278 and Part 2, Plan 21R-21992 and Parts 2, 3, 4, 6 and 7, Plan 21R-25522, in the Geographic Township of Herschel

Purpose Of Application: To provide relief from Section 3.23 – Boathouse, Private; Section 8.3 b) iv) – Building Height (Maximum); and Section 8.3 c) Vegetative Buffer Adjacent to the Shoreline

Effect Of Application: To replace a 17 foot 6 inch by 26 foot by 14.5 foot (to peak) boathouse with a 27 foot by 29 foot by 20 foot 8 inch high (to peak) two storey boathouse and replace a 37 foot by 26 foot 9 inch dock with a 47 foot by 32 foot dock to be built on the shore of Baptiste Lake in the Limited Service Residential (LSR) Zone.

Take Notice That an application under the above file number will be heard by the Committee of Adjustment on the date, and at the time and place shown below, under the authority of Section 45 of the *Planning Act*

Date: Thursday, July 18, 2024	Time: 8:30 A.M.
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Place for Public Meeting: Council Chambers, 33011 Highway 62, Maynooth, Ontario, K0L 2S0.

Option (a): Virtual Attendance – Please contact the Secretary-Treasurer by email no later than 9:00 a.m. on the Tuesday before the scheduled meeting at cbujas@hastingshighlands.ca or at 613-338-2811 ext. 222. You will be provided with an invitation to join the meeting using your computer or telephone. It is the responsibility of the interested member of the public to have technology in place to connect to the meeting. Please indicate the file number above.

Option (b): In Writing – We encourage you to communicate by forwarding written comments to the Secretary-Treasurer at cbujas@hastingshighlands.ca or by letter delivered to the Municipal Office no later than 9:00 a.m. on the Tuesday before the scheduled meeting. Please indicate the file number above.

Option (c): In-Person Attendance – Although it is possible for members of the public to attend a meeting in-person, seating in Council Chambers is limited.

If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the Municipality’s YouTube Channel. The meeting will also be recorded and available after the meeting for public viewing on the same platform.

Land Description: A description of the subject land, or a key map showing the location of the subject land, is attached.

Addition Information: Additional information regarding the application will be available for public inspection by email request to cbujas@hastingshighlands.ca or by mail to the Municipal Office, 33011 Highway 62, P. O. Box 130, Maynooth, Ontario, K0L 2S0 or in person by appointment only.

Other Applications: The subject land is the subject of an application under the Act for:

<input type="checkbox"/>	Approval of Plan of Subdivision	(under Section 51)	File Number:
<input type="checkbox"/>	Consent	(under Section 53)	File Number:

Public Hearing: You are entitled to attend this public hearing virtually by telephone conference or you may be represented by counsel or an agent to give evidence about this application. Signed, written submissions that relate to an application shall be accepted by the secretary before or during the hearing of the application as noted above and shall be available to any interested person for inspection at the hearing. *Statutory Powers Procedure Act*.

Failure To Attend Hearing: If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceeding. *Statutory Procedure Act*, R.S.O. 1990, c. S. 22, s. 7 (1).

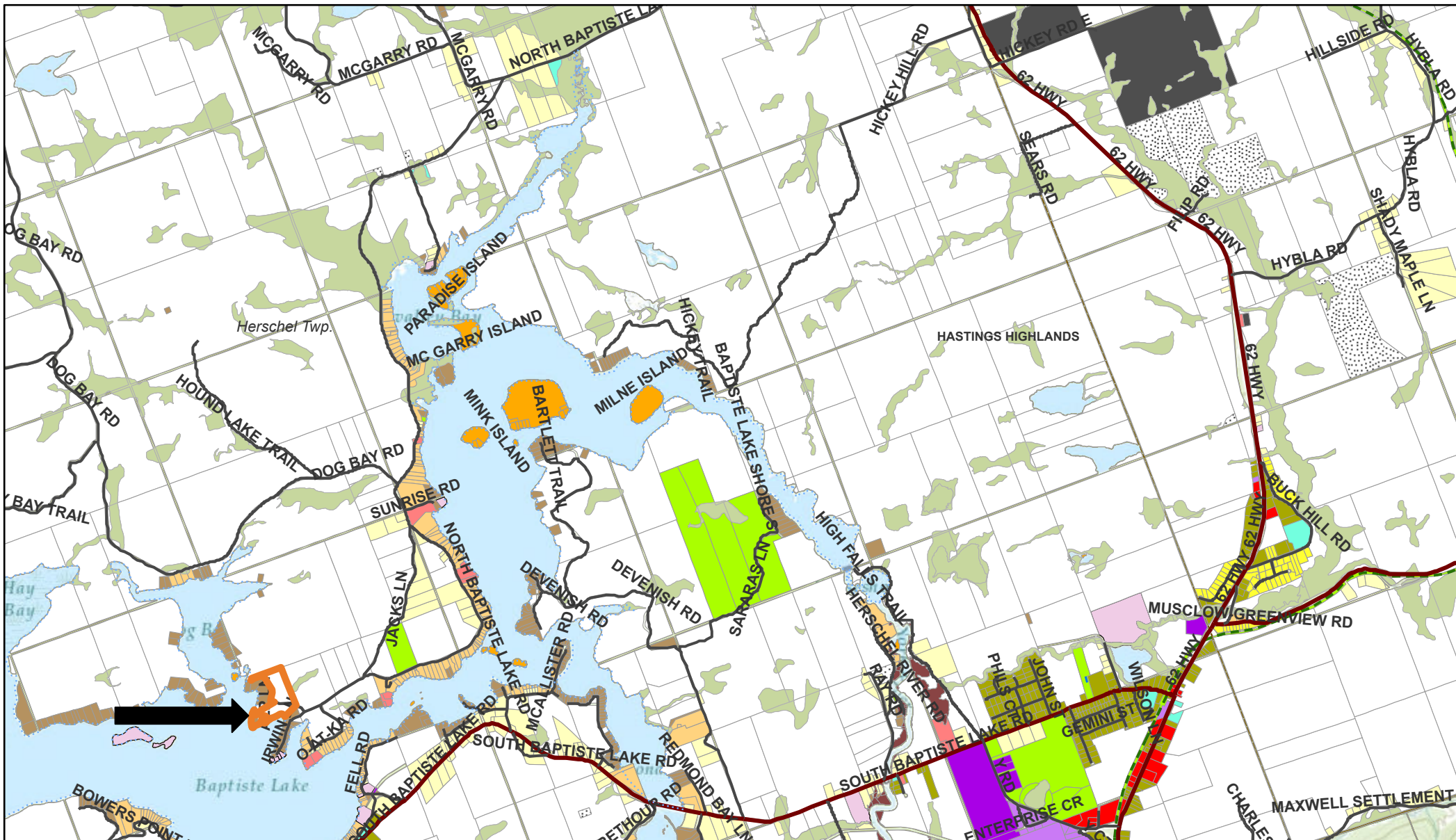
Notice Of Decision: A certified copy of the decision shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person or their counsel who appeared virtually at the hearing and who filed with the secretary a written request for notice of the decision. *Planning Act*, R. S. O. 1990, C. p. 13, S. 45 (10). Note: an application can only be appealed by the applicant, a public body or specified person.

Dated this 27th day of June, 2024.

Cathy Bujas, Secretary-Treasurer

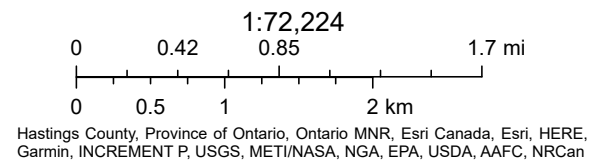
Personal information contained in this form, collected pursuant to the *Planning Act*, will be used for the purposes of that Act. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

55 Alp Lane Key Map

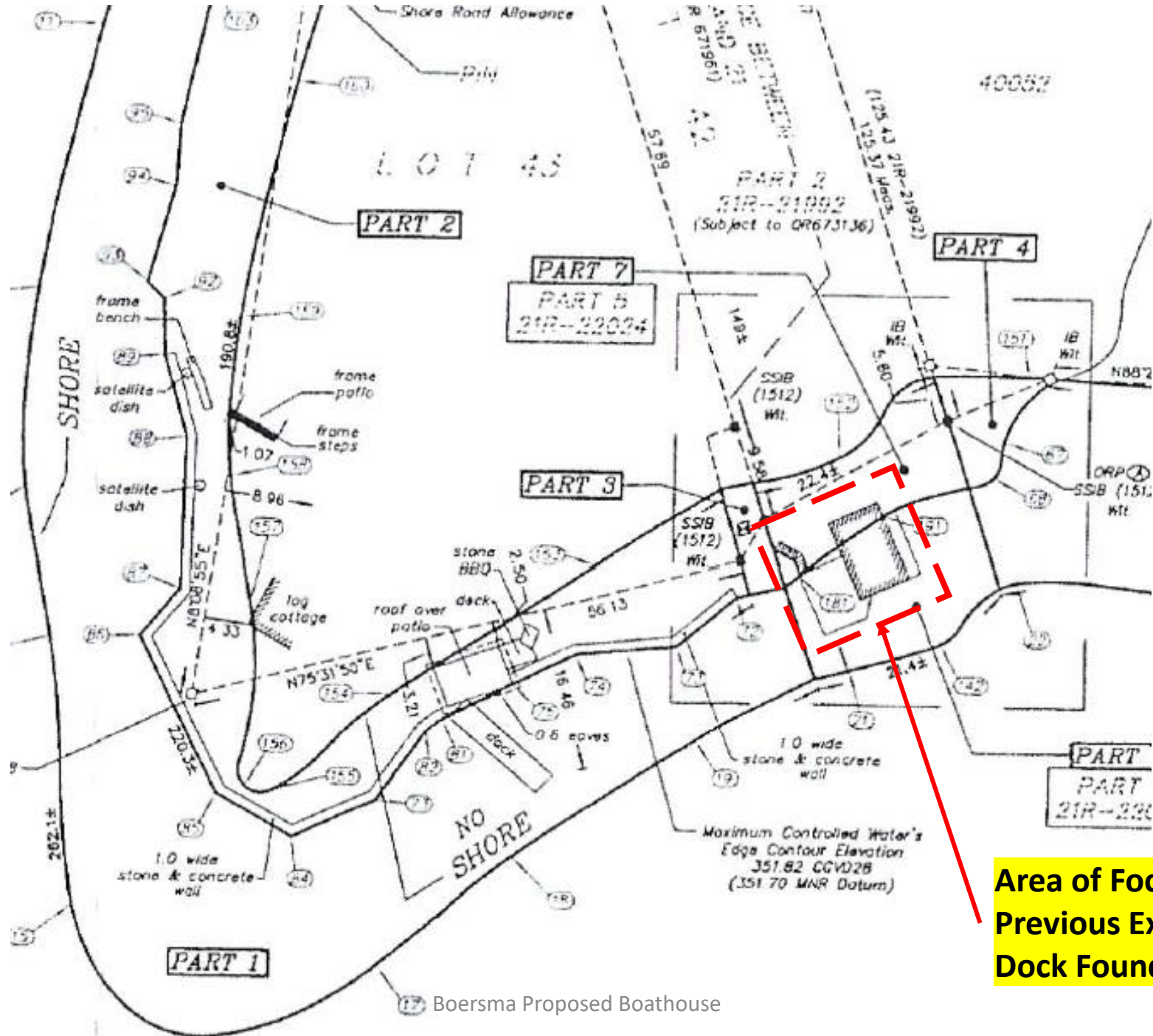


2024-06-27, 3:51:01 p.m.

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|---------------------------|---|--------------------------------------|-------------------------|
| Override 1 | Rural Residential (RR) | Recreational/Resort Commercial (RRC) | Rural Industrial (RI) |
| Roll Number_Query result | Residential First Density (R1) | Open Space (OS) | Community Facility (CF) |
| Hastings Heritage Trail | Residential Second Density (R2) | Environmental Protection (EP) | Mineral Extractive (MX) |
| Local Trail | Limited Service Residential (LSR) | Urban Commercial (UC) | Waste Disposal (WD) |
| Hastings Highlands Zoning | Limited Service Residential Island (LSRI) | Rural Commercial (RC) | Flood Land |
| Marginal Agriculture (MA) | Waterfront Residential (WR) | Urban Industrial (UI) | Property Information |



55 ALP LANE
RCP 2278 PT LOTS 37 42 AND
43 PT SHORE RD ALLOW AND RP
21R21992 PART 2 RP 21R25522
PARTS 2 3 4 6 AND 7
36.18 ACRES



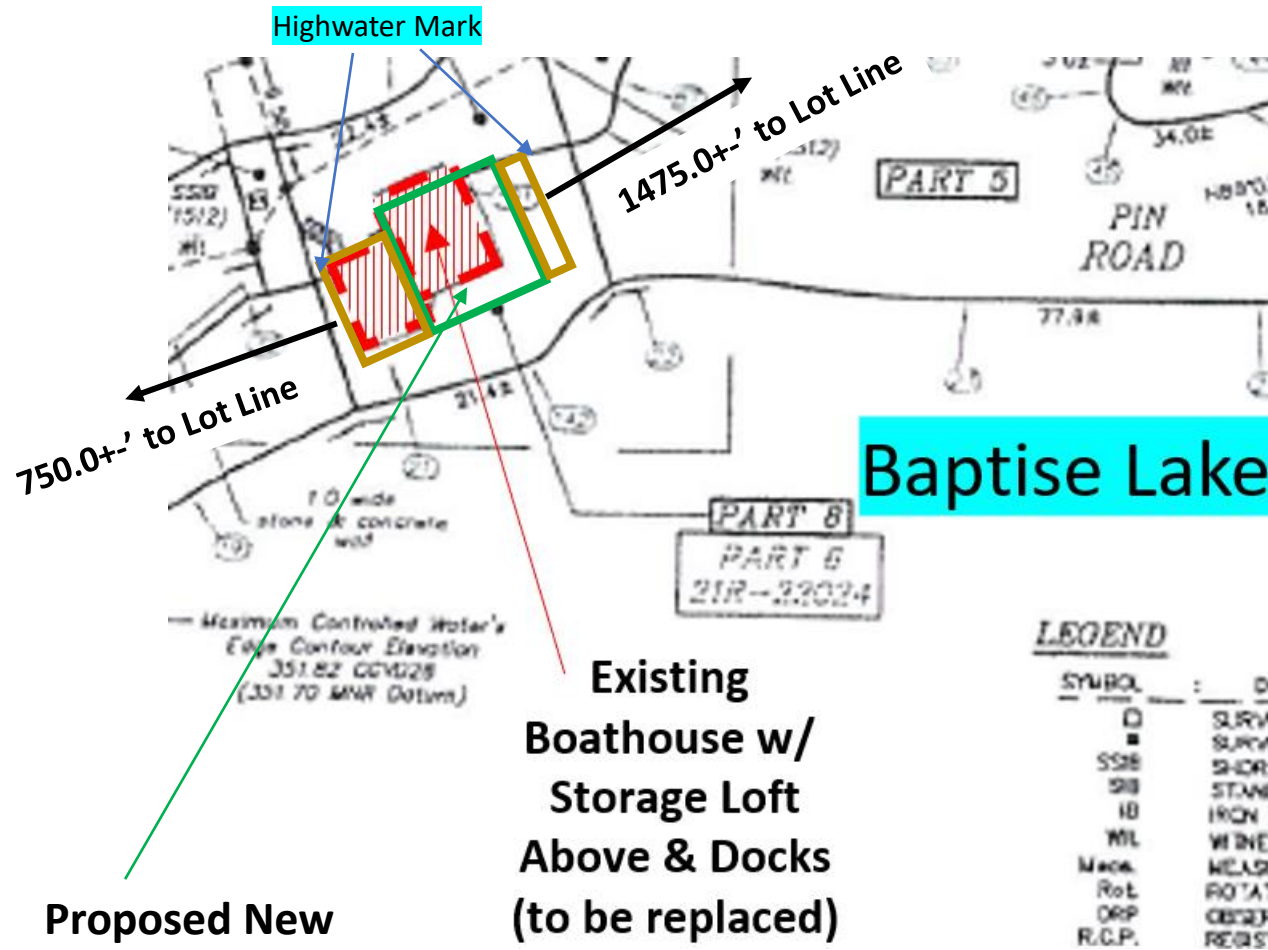
Area of Focus
Previous Existing Boathouse
Dock Foundation still present

Property Zoning: LSR & MA

Shoreline Frontage: 2400 feet plus

Shoreline Road Allowance : Owned by Property Owner

Municipal Road Allowance is Closed: Owned by Property Owner



Proposed New Boathouse Size overlaid existing (same location)

(Previous) Existing Boathouse Size:

Width: 17'-6"

Length: 26.0'

Height: 14.5' to loft peak

(measured from dock decking)

Existing Dock Foundation (still remaining) Size:

Width: 37.0' ((w/single-wide wetslip)

Depth: 26'-9"

Proposed New Boathouse Size:

Width: 27.0' (9.5 feet wider than existing)

Length: 29.0' (3.0 feet longer than existing)

Height: 20'-8" to loft peak

(midpoint of roof, between eaves & peak would be 16'-9 1/2")

Water Depth at entry to boathouse (7.0' +/-)

Proposed New Dock Foundation Size:

Width: 47.0' (with double-wide wetslip & boat lift)

Length: 32.0'

Height: 20'-8" to loft peak

(midpoint of roof, between eaves & peak would be 16'-9 1/2")

HH Bylaw states maximum of 600 square feet for boathouses
We would be requesting a minor variance to increase to 783 square feet.

HH Bylaw states 4.5 metres/14.76' max height to midpoint of roof. We would be requesting a minor variance to increase midpoint to 5.11 metres/16'-9 1/2").