



## Notice

### Receipt of a Complete Zoning Bylaw Amendment Application and Public Meeting – File No. R-2025-015

**Take Notice**, that the Council of the Municipality of Hastings Highlands has received a complete application concerning a proposed Zoning Bylaw Amendment according to Section 34(10) of the *Planning Act*.

**Subject Property:** 115 Rangers Road, Part of Lot 30, Concession 7; being Lot 12 on Plan M59, in the Geographic Township of Herschel, now Municipality of Hastings Highlands, as shown on the map attached.

**Purpose and effect:** To amend the Waterfront Residential Zone (WR) to Site Specific Special Waterfront Residential Zone (WR-139) to recognize and permit the waterfront residential development on a lot with deficient lot area and frontage.

**Public Meeting:** The Council of the Municipality of Hastings Highlands will hold a public meeting on **Wednesday, February 19, 2025, at 9:00 a.m.** at the Municipal Council Chambers, 33011 Highway 62, Maynooth, Ontario, to consider a proposed zoning bylaw amendment under Section 34 of the *Planning Act*.

Any person wishing to make written and/or oral submissions either in support of or opposition to the proposal are encouraged to attend the hearing. **Please indicate the File No. listed above** in any communications. Options to attend and/or submit comments are as follows:

- A) Virtual Attendance (with comments)** - To obtain a link to join the virtual meeting via Zoom please contact Sarah Bowles, Planning Secretary by phone: 613-338-2811 ext. 222, or by email: [sbowles@hastingshighlands.ca](mailto:sbowles@hastingshighlands.ca), no later than 9:00 a.m. on the Tuesday before the scheduled meeting. It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.
- B) Virtual Attendance (no comments)** - If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be live streamed and posted on the Municipality's [YouTube Channel](#).
- c) Written comment** – Please forward written comment submissions to Sarah Bowles, Planning Secretary by email: [sbowles@hastingshighlands.ca](mailto:sbowles@hastingshighlands.ca) or by letter delivered to the Municipal Office (address below) no later than 9:00 a.m. on the Tuesday before the scheduled meeting.
- d) In-Person Attendance** - 33011 Highway 62, P.O. Box 130, Maynooth, Ontario, K0L 2S0 Please note that members of the public are welcome to attend meetings in-person however seating in Council Chambers is limited.

Any person may attend the public meeting and/or make written or verbal representation either for or against the proposed amendment. Individuals who submit letters and other information to Council should be aware that any personal information contained within their communications may become part of the public record.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Hastings Highlands before the bylaw is passed, the person or public body is not entitled to appeal the decision of the Municipality of Hastings Highlands to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Hastings Highlands before the proposed zoning amendment bylaw is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Please note that third parties (anyone who is not a specified person or public body as defined in the *Planning Act*) do not have the right to appeal a decision for a zoning by-law amendment to the Ontario Land Tribunal (OLT).

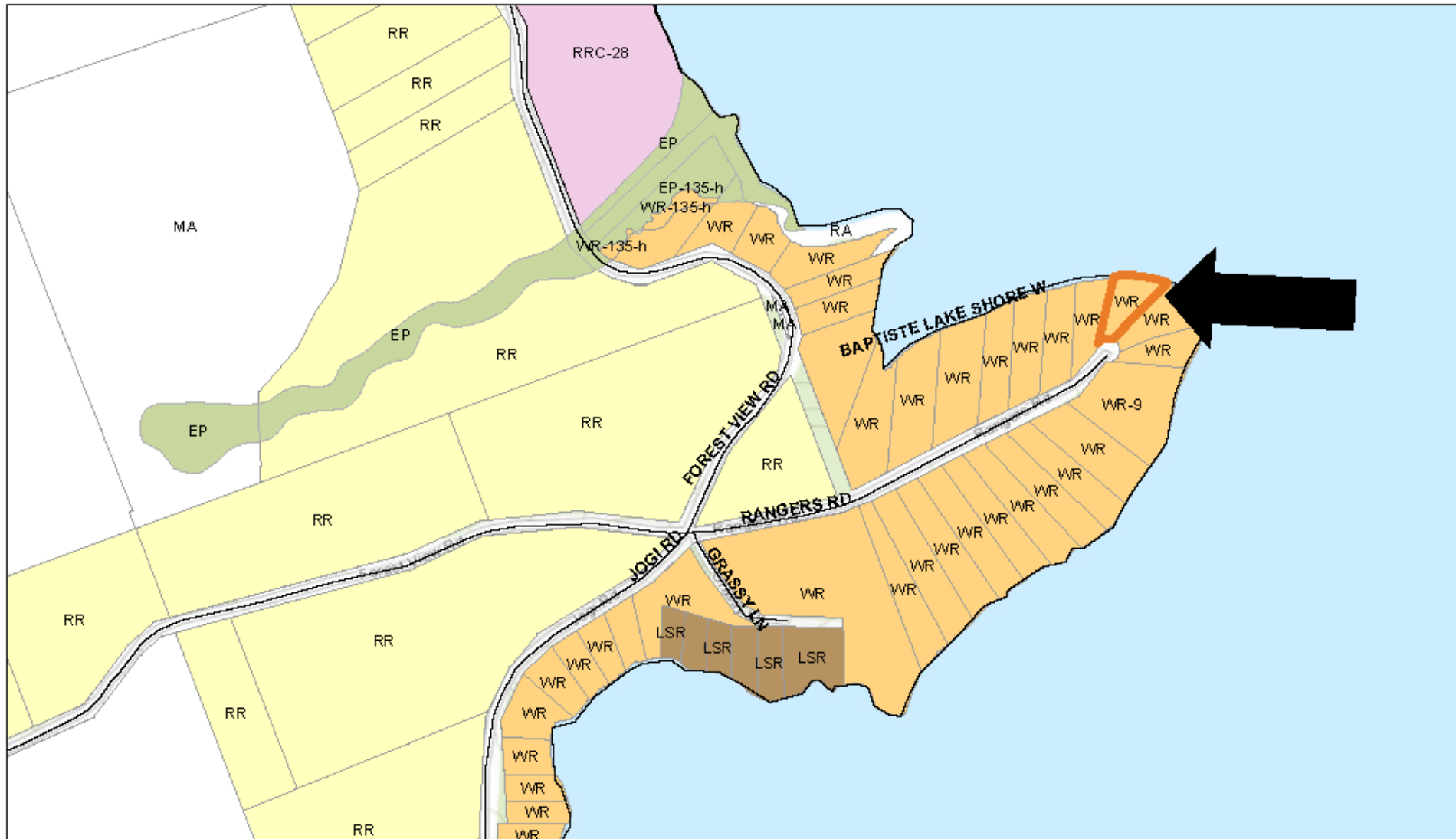
**If you wish to be notified** of the adoption of the proposed Zoning Bylaw Amendment, or of the refusal of a request to amend the Zoning Bylaw, you must make written request to address at the bottom of this page.

Additional information relating to the proposed amendment is available for inspection at the office of the undersigned.

Dated at the Municipality of Hastings Highlands this 21<sup>st</sup> day of January 2025.

John Jardine  
Municipal Planner

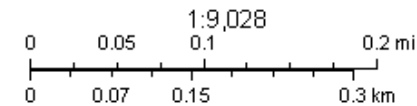
# R-2025-015 115 Rangers Road Zone and Key Map



2025-01-13, 3:04:55 p.m.

-  Indicating Arrow
-  Subject Property
-  Roads

- |   |                                      |
|---|--------------------------------------|
| Hastings Highlands Zoning   |                                      |
|    | Marginal Agriculture (MA)            |
|    | Rural Residential (RR)               |
|    | Limited Service Residential (LSR)    |
|  | Recreational/Resort Commercial (RRC) |
|  | Environmental Protection (EP)        |
|  | Waterfront Residential (WR)          |
|  | Property Information                 |



Hastings County, Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METVNASA, EPA, USDA, AAFC, NRCAN

Hastings County 2024

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