

Vic A. Bodnar  
Mayor



*Hastings Highlands*  
*Beautiful By Nature*

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Cathy Bujas  
Building/Planning Clerk  
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**NOTICE OF RECEIPT OF A COMPLETE APPLICATION AND NOTICE OF A PUBLIC MEETING  
CONCERNING PROPOSED  
ZONING BYLAW AMENDMENT**

**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 from Benjamin Clemmer, Agent for Benjamin Abram Clemmer and Rebecca Lynn Clemmer (owner) regarding Part of Lot 6, Concession 10, in the Geographic Township of Monteagle being 324 Old Welsh Road, as shown on the map attached.

**AND** that the Council of the Municipality of Hastings Highlands will hold a public meeting on **Wednesday, January 20, 2021 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.

**PLACE:** Virtual meeting on Primus Teleconference line – **please contact the Municipal Office by 4:00 p.m. on the Friday before the meeting** by email to [cbujas@hastingshighlands.ca](mailto:cbujas@hastingshighlands.ca) or by telephone 613-338-2811 Ext. 222 to register to attend via teleconference. Please indicate the File Number noted above. To register to attend by teleconference **AFTER THAT DATE** please call Ext. 200 **prior to the time indicated above** and ask to be given the teleconference code for the meeting.

The proposed zoning bylaw amendment would change the zone category of **Part of Lot 6, Concession 10, in the Geographic Township of Monteagle, being 324 Old Welsh Road, as shown on the map attached hereto, from the Marginal Agriculture (MA) Zone to the Rural Residential (RR) Zone. The change of zone category is to allow the permitted uses in the Rural Residential (RR) Zone. Condition of Severance B57/20.**

**ANY PERSON** may attend the public meeting and/or make written or verbal representation either for or against the proposed amendment. Written submission should be directed to Building/Planning Clerk at the address below.

**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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**IF YOU WISH TO BE NOTIFIED** of the adoption of the proposed Zoning 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.

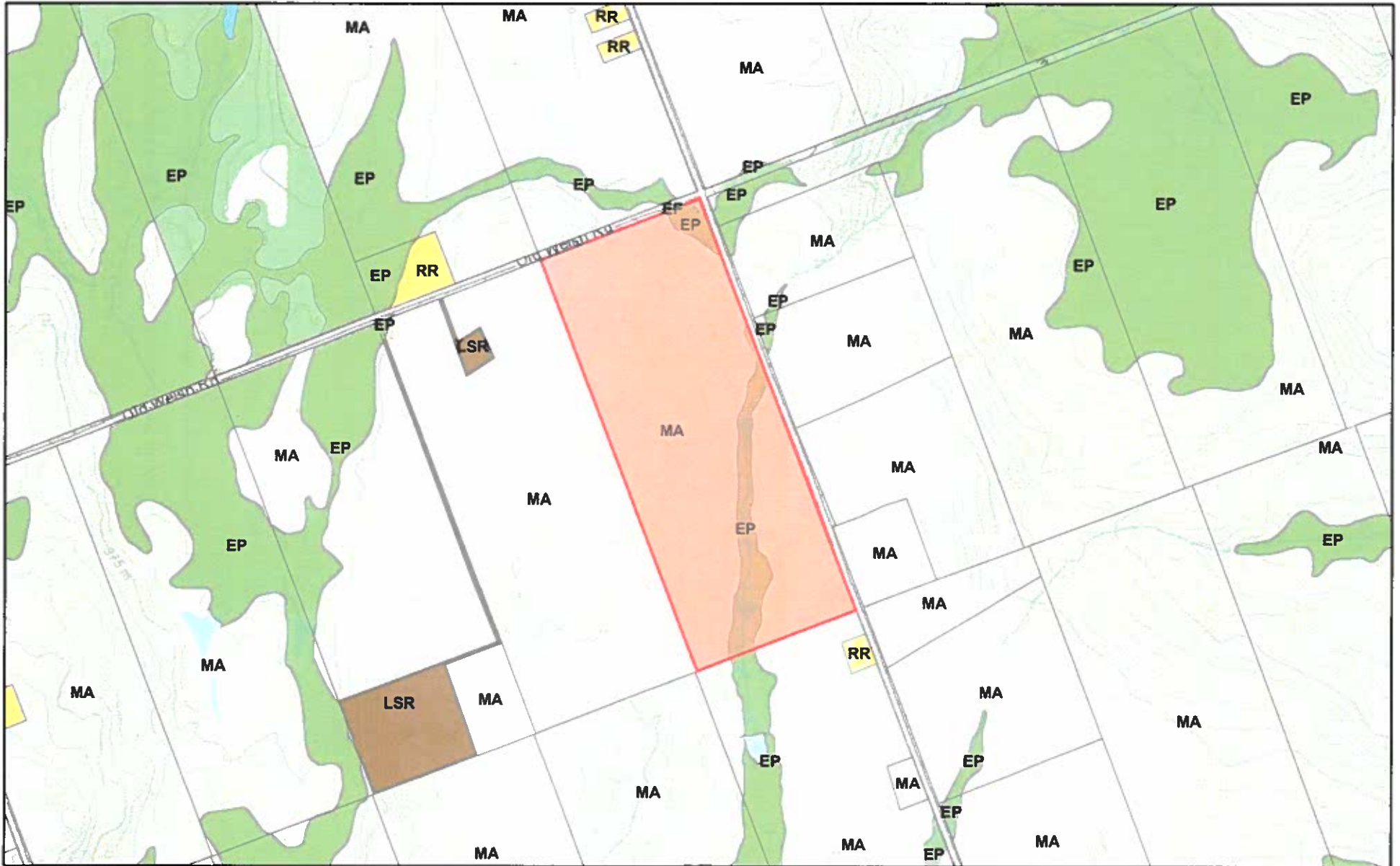
**ADDITIONAL INFORMATION** relating to the proposed amendment is available for inspection at the office of the undersigned.

Dated at the Municipality of Hastings Highlands this 9<sup>th</sup> day of December, 2020.






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Cathy Bujas, Building/Planning Clerk  
Municipality of Hastings Highlands  
33011 Highway 62, P.O. Box 130  
Maynooth, Ontario K0L 2S0  
1-613-338-2811, Ext. 222

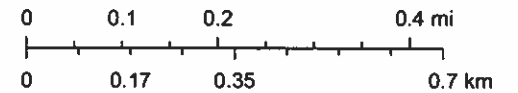
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10/29/2020, 8:32:10 AM

-  Property Information \_Query result
-  Rural Residential (RR)
-  Limited Service Residential (LSR)
-  Marginal Agriculture (MA)
-  Environmental Protection (EP)

1:18,056



Hastings County, Province of Ontario, Ontario MNR, Esri Canada, Esri,

Hastings County GIS

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<b>Owner:</b>	CLEMMER, Rebecca & Benjamin	
<b>Civic Address:</b>	324 Old Welsh Road	
<b>Legal Description:</b>	LT 6 CON 10 MONTEAGLE, HASTINGS HIGHLANDS	
<b>Severed Lot 1 (B57/20):</b>	Frontage: 94.4 m (310 ft) Old Welsh Road	Area: 1 ha (2.6 ac)
<b>Severed Lot 2 (B58/20):</b>	Frontage: 94.4 m (310 ft) Old Welsh Road	Area: 1 ha (2.6 ac)
<b>Retained Lot:</b>	Frontage: 208 m (683 ft) Old Welsh Road Frontage: 914 m (2,998 ft) East Road Loop	Area: 38.3 ha (94 ac)
<b>Official Plan Designation:</b>	Rural/Waterfront & Environmental Protection	
<b>Current Zoning:</b>	Marginal Agriculture (MA) Zone & Environmental Protection (EP) Zone	
<b>Type of Consent(s):</b>	New Lots (X)	Lot Addition ( ) Other:
<b>Purpose &amp; Effect:</b>	<p>The subject lands are located on the southwest corner of Old Welsh Road and East Road Loop.</p> <p>The applicant received provisional approval to create two new residential lots, approximately 208 m (683 ft) west of the intersection of Old Welsh Road and East Road Loop. Both of the severed lots will each have an area of approximately 1 ha (2.6 ac) with 94.4 m (310 ft) frontage on the south side of Old Welsh Road. The retained lands will have an area of approximately 38.3 ha (94 ac) with 208 m (683 ft) frontage on Old Welsh Road and 914 m (2,998 ft) frontage on East Road Loop. Proposed severed Lot 1 is developed with a single detached dwelling, recently constructed in the fall of 2019. The proposed severed Lot 2 and retained lands are vacant and are characterized as mainly treed areas.</p>	

