



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 – 14 – 2021

Roll Number: 12 90 191 010 37700

Application By: Christopher Sean Anderson and Dorothy Anna Dziunikowski

Location Of Property: 1744 Papineau Lake Road, Papineau Lake

Lots 10 and 10A, Plan 1368 and Part of the Shore Road Allowance around Papineau Lake being Part 1, 21R-25650, in the Geographic Township of Wicklow

Purpose Of Application: Relief from Bylaw 2004-035 Comprehensive Zoning Bylaw:

- a) Section 5.9.2 (i) – No development within 30 metres (98.4 ft.) of the high water mark of Papineau Lake;
- b) Section 5.11.1 – A legal non-conforming building may be enlarged, reconstructed, repaired or renovated provided the required yard is not reduced;
- c) Section 10.3 (a) (iv) – Minimum distance of 20 metres (65.6 ft.) from the front lot line in the Waterfront Residential (WR) Zone;
- d) Section 10.3 (a) (v) – Minimum distance of 30 metres (98.4 ft.) from the rear lot line in the Waterfront Residential (WR) Zone; and
- e) Section 10.3 (c) (i) – A natural vegetative buffer strip 15 metres (49.2 ft.) in width shall be maintained in the Waterfront Residential (WR) Zone.

From Bylaw 2021-021 Comprehensive Zoning Bylaw (subject to passing and approval of Council on July 21, 2021):

- a) Section 5.17.2 i) – No development or site alteration within 30 metres (98.4 ft.) of the high water mark of Papineau Lake;
- b) Section 5.9.1 – A legal non-conforming building may be enlarged, reconstructed, repaired or renovated provided the required yard is not reduced;
- c) Section 15.3.1 iv) – Minimum distance of 20 metres (65.6 ft.) from the front lot line in the Waterfront Residential (WR) Zone;
- d) Section 15.3.1 v) – Minimum distance of 30 metres (98.4 ft.) from the rear lot line in the Waterfront Residential (WR) Zone; and
- e) Section 15.3.3 i) – A natural vegetative buffer strip 30 metres (98.4 ft.) in width shall be maintained in the Waterfront Residential (WR) Zone.

Effect Of Application:

- a) Proposed **cottage to be as close as 29.08 ft. to the road** (2 ft. closer to the road than the prior Application)
- b) Proposed **deck to be as close as 30 feet to the high water mark** of Papineau Lake (potentially 30 feet from Papineau Lake on the northeast side and 36 feet from Papineau Lake on the southeast side)
- c) Proposed **natural retaining wall to be as close as 30 feet to the high water mark** of Papineau Lake (30 feet from Papineau Lake on the northeast side and 36 feet from Papineau Lake on the southeast side).

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 29, 2021

Time: 9:30 A.M.

Place: Virtual hearing by web conference (Zoom). Please contact the Municipal Office by 4:00 p.m. on the Friday before the hearing by email to cbujas@hastingshighlands.ca or telephone 613-338-2811 Ext. 222 to register to attend via web conference, after which please call Ext. 200 prior to the time highlighted above and ask to be given the web conference code for the hearing.

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.

Municipal Office Hours:

The Office is currently closed due to Public Health Restrictions (COVID)

Monday
Tuesday – Friday

Time: 9:00 a.m. to 4:00 p.m.
8:00 a.m. to 4:00 p.m.
Closed for Lunch 12:30 - 1:30

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 web 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, together with a notice of the last day for appealing to the Ontario Land Tribunal 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).

Dated this 16th day of July, 2021.

Signature of Secretary

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.

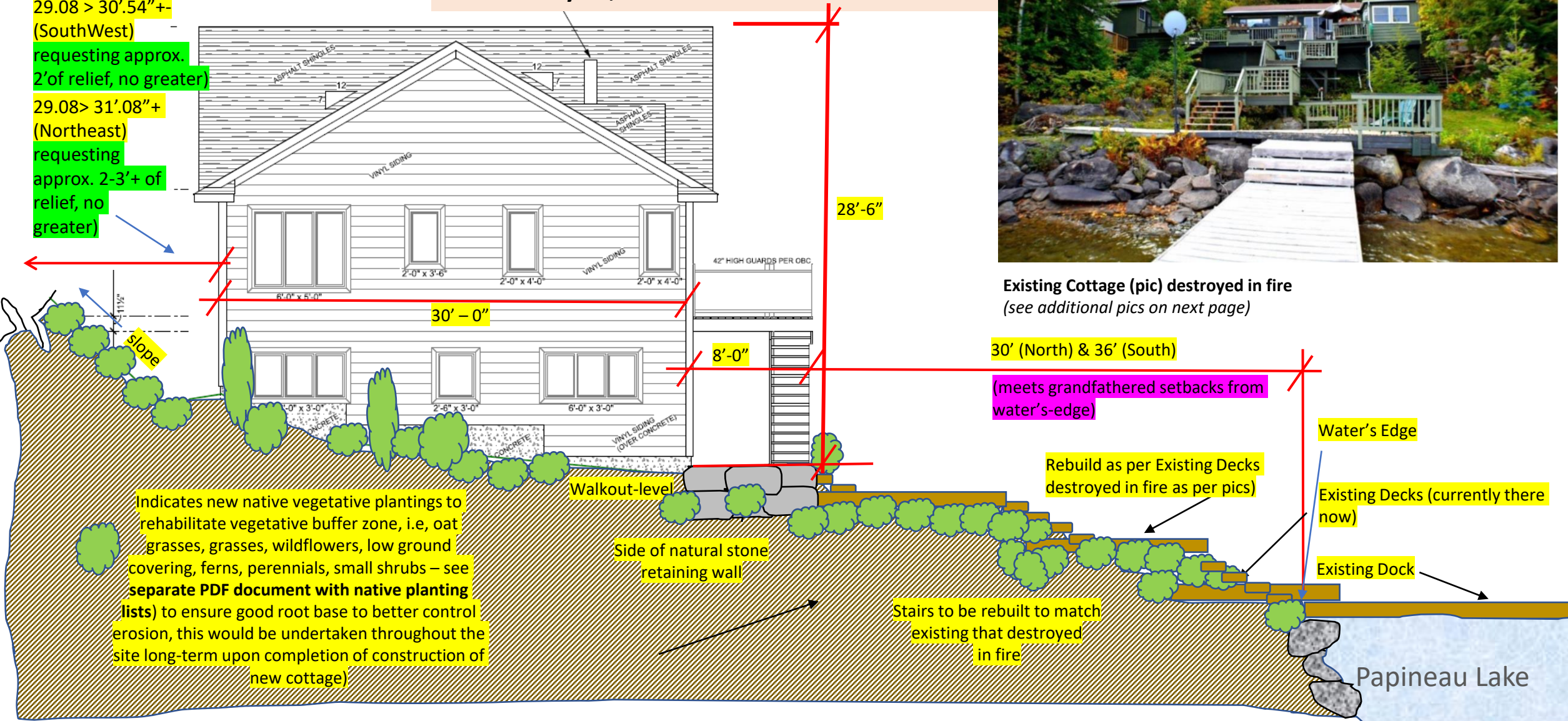
New Walkout Basement Cottage

1744 Papineau Lake Rd., Maple Leaf
 Owners: Chris Anderson & Dorothy Dziunikowski
 Revised July 16, 2021

Rear Setbacks to Roadside
 29.08 > 30'.54"+-
 (SouthWest)
 requesting approx. 2' of relief, no greater)
 29.08 > 31'.08"+
 (Northeast)
 requesting approx. 2-3'+ of relief, no greater)



Existing Cottage (pic) destroyed in fire
 (see additional pics on next page)



Indicates new native vegetative plantings to rehabilitate vegetative buffer zone, i.e, oat grasses, grasses, wildflowers, low ground covering, ferns, perennials, small shrubs – see separate PDF document with native planting lists) to ensure good root base to better control erosion, this would be undertaken throughout the site long-term upon completion of construction of new cottage)

30' (North) & 36' (South)
 (meets grandfathered setbacks from water's-edge)

Rebuild as per Existing Decks destroyed in fire as per pics)

Stairs to be rebuilt to match existing that destroyed in fire

Water's Edge
 Existing Decks (currently there now)
 Existing Dock

Papineau Lake