



## 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 – 20 – 2021

Roll Number: 12 90 374-070-01321

**Application By:** Peter Dyck/Crown Construction (Ontario) Ltd. Agent for Trevor Ray Higgins

**Location Of Property:** Horseshoe Lane, Part of Lot 25, Concession 12, Parcel 5, in the Geographic Township of Monteaule.  
**Purpose Of Application:** To provide relief from Section 5.9.2 No development within 30 m of high water mark, Section 8.3 a) iv), Rear Yard Minimum 10 metres and Section 8.3 c) i) A natural vegetative buffer strip 15 m in width shall be maintained as per Comprehensive Zoning Bylaw 2004-035 and Section 5.17.2 ii) No development or site alteration shall be located within 30 m of the high water mark, Section 8.3.1 iv) Rear Yard Minimum 10 metres and Section 8.3.3 i) a natural vegetative buffer strip 30 m in width shall be maintained as per Comprehensive Zoning Bylaw 2021-021, once said bylaw is in force and effect.

**Effect Of Application:** To allow a 16 metre by 13 metre by 8.1 metre high single family dwelling with attached garage and proposed deck to be as close as 11.303 metres to the high water mark of Graphite Lake in the Limited Service Residential 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, September 16, 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](mailto: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](mailto: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:**

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:

Approval of Plan of Subdivision

(under Section 51)

File Number:

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*.

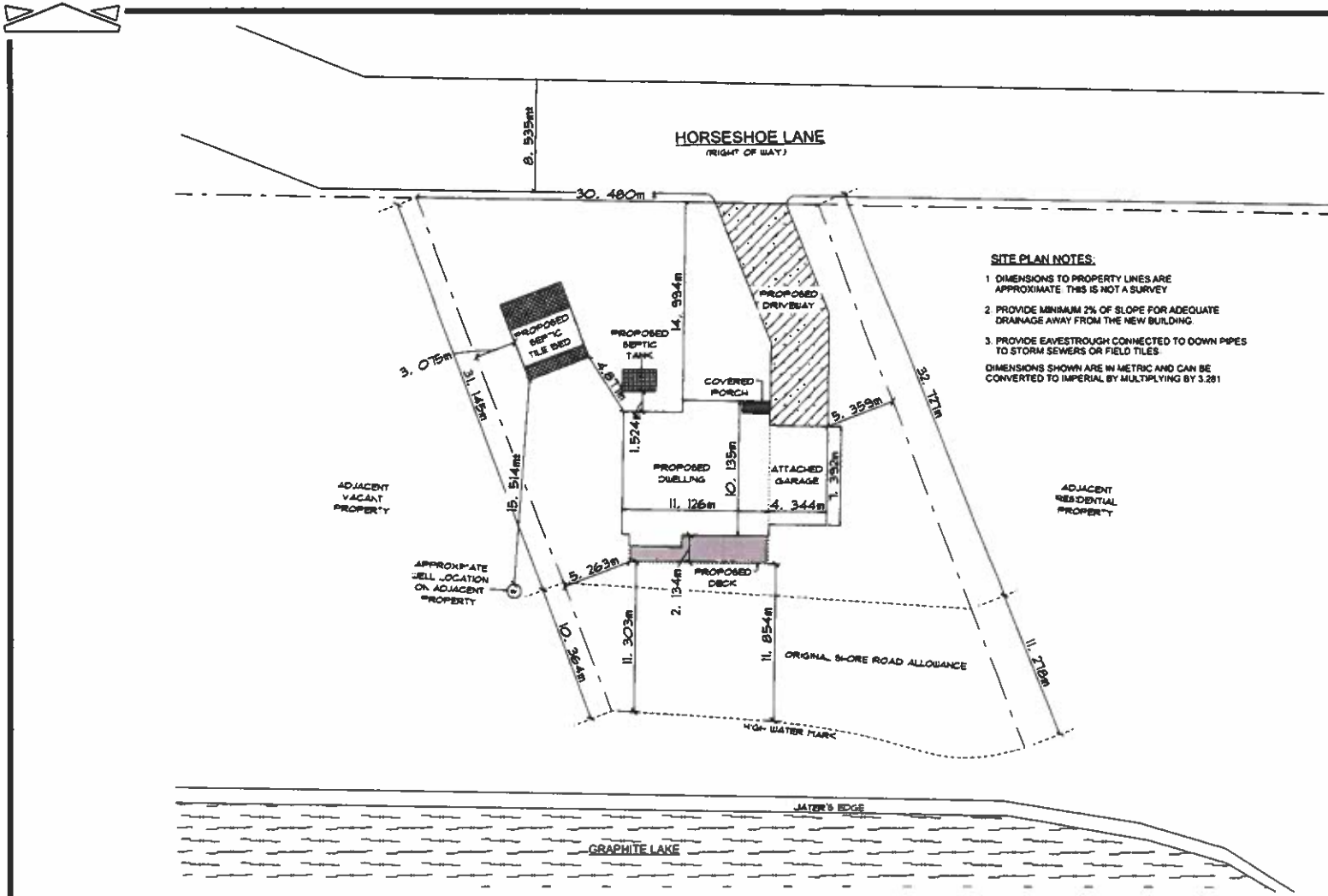
**Failure To Attend Hearing:** If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceeding. *Statutory Procedure Act*, R.S.O. 1990, c. S. 22, s. 7 (1).

**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 26<sup>th</sup> day of August, 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.



- SITE PLAN NOTES:**
1. DIMENSIONS TO PROPERTY LINES ARE APPROXIMATE. THIS IS NOT A SURVEY.
  2. PROVIDE MINIMUM 2% OF SLOPE FOR ADEQUATE DRAINAGE AWAY FROM THE NEW BUILDING.
  3. PROVIDE EAVESTROUGH CONNECTED TO DOWN PIPES TO STORM SEWERS OR FIELD TILES.
- DIMENSIONS SHOWN ARE IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.281

**REVISED SITE PLAN**  
 SCALE: 0.0400" = 1'-0"

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE LATEST EDITION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

**CROWN CONSTRUCTION**  
 BCIN: 120585 & 103800  
 PHONE: 613-332-8421  
 office@crownconstruction.ca  
 RR#5 Bancroft, Ontario



These drawings are the property of Crown Construction (Ontario) Ltd. These drawings may not be copied or used for another address without written consent from Crown Construction (Ontario) Ltd.

Trevor & Emily Higgins  
 CONC 12 PT LOT 25  
 Bancroft, Ontario

DRAWN BY: PD  
 SCALE: 0.0400" = 1'-0"  
 DATE: August 9, 2021  
 PAGE:

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HIGGINS COTTAGE

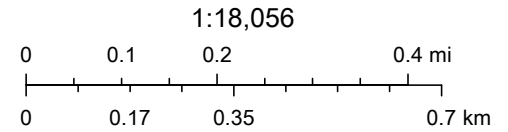
Site Plan

# Key Map Horseshoe Lane



2021-08-26, 9:19:12 a.m.

- Override 1
- Roll Number\_Query result
- Civic Addresses
- Hastings Heritage Trail
- Zoning: Hastings Highlands
  - Marginal Agriculture (MA)
  - Rural Residential (RR)
  - Limited Service Residential (LSR)
  - Limited Service Residential Island (LSRI)
  - Waterfront Residential (WR)
  - Open Space (OS)
  - Environmental Protection (EP)
- Community Facility (CF)
- Mineral Extractive (MX)
- Property Information



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