

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 – 27 – 2023

Application By: Kelly Smith, Agent for Brad Smith and Kelly Smith

Location Of Property: 180 Sheldon Lane, Salmon Trout Lake, being Part of Lot 14, Concession 9, and Parts 1 and 2 on Plan 21R-25777, in the Geographic Township of Monteaagle

Purpose Of Application: To provide relief from:

- a) Section 8.2 a) iii) Front Yard (Minimum) 10 metres (32.8 ft.);
- b) Section 5.25.4 Accessory building shall not be closer to any lot line than the minimum distance required;
- c) Section 8.3 b) iv) Building Height (Maximum) 4.5 metres (14.8 ft.); and
- d) Section 5.9.2 ii) No development within 30 metres of a steep slope
- e) Section 5.24.1 a. Lot coverage maximum for accessory buildings In the Limited Service Residential (LSR) Zone

Effect Of Application: To allow a 30 ft. by 40 ft. by 20 ft. 8 - 15/16 inch high (to the mid-point) two storey garage to be built 6.1 metre from the front property line bringing the total lot coverage for accessory buildings to 6 percent.

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, April 18, 2024

Time: 8:30 A.M.

Place for Public Meeting: Council Chambers, 33011 Highway 62, Maynooth, Ontario, K0L 2S0.

Option (a): Virtual Attendance – Please contact the Building/Planning Clerk 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).

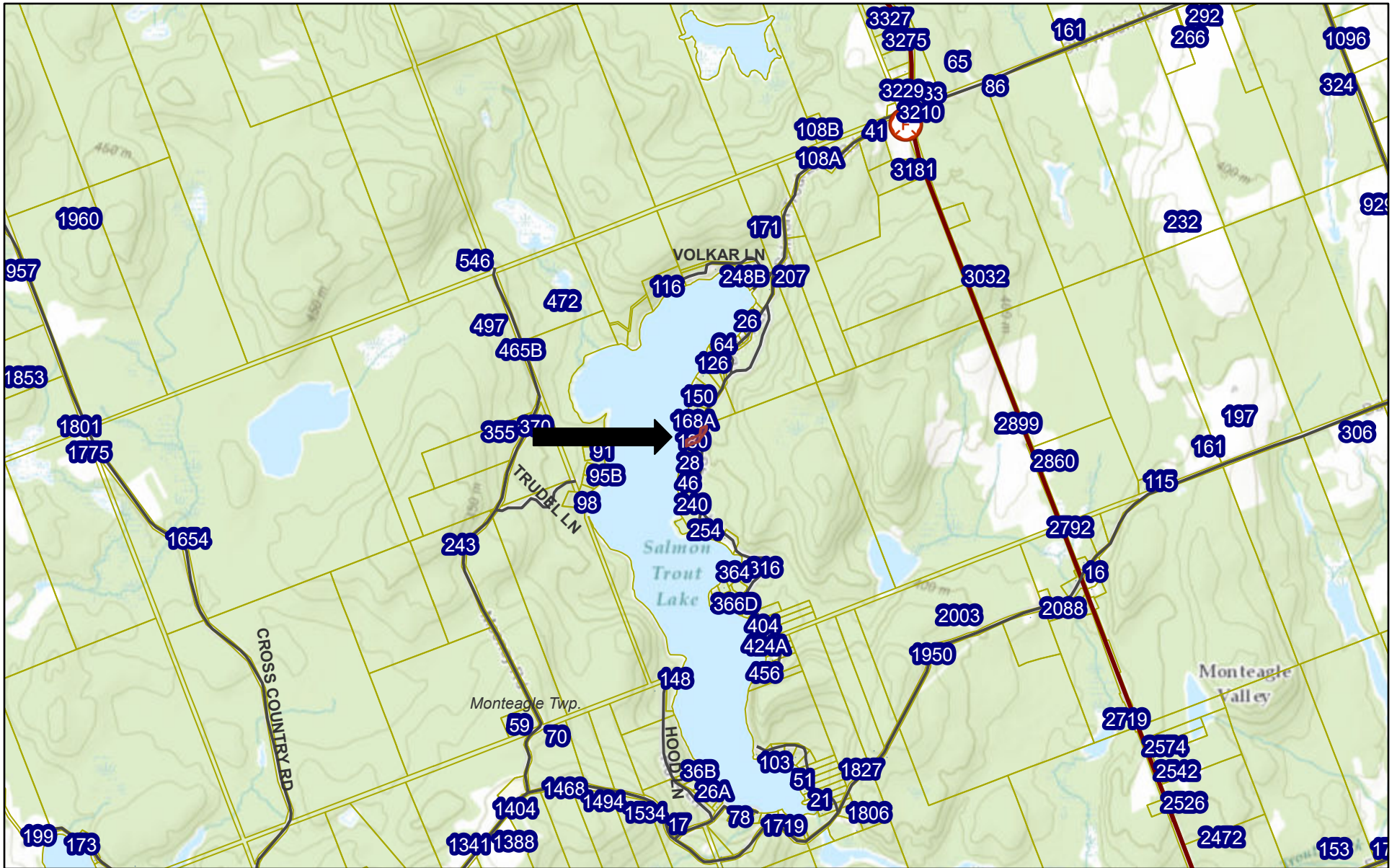
Notice Of Decision: A certified copy of the decision shall be sent, not later than 10 days from the making of the decision, to the applicant, and to each person or their counsel who appeared virtually at the hearing and who filed with the secretary a written request for notice of the decision. *Planning 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 4th day of April, 2024.

Cathy Bujas, Secretary-Treasurer

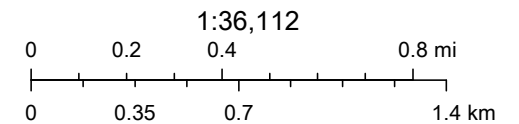
Personal information contained in this form, collected pursuant to the *Planning Act*, will be used for the purposes of that Act. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

180 Sheldon Lane Key Map



10/19/2023, 1:36:41 PM

- Override 1
- Civic Addresses
- Roll Number _Query result
- Property Information



Hastings County, Province of Ontario, Ontario MNR, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, AAFIC,

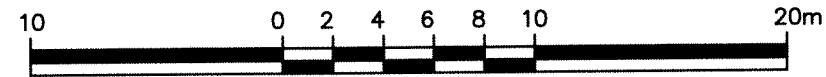
Hastings County GIS

Information purposes only and may not be suitable for legal, engineering, or surveying purposes. The County of Hastings disclaims all responsibility for errors, omissions or inaccuracies in this publication. Data supplied under License with OGDE & MPAC.

A-27-2023 SITE PLAN DRAWING

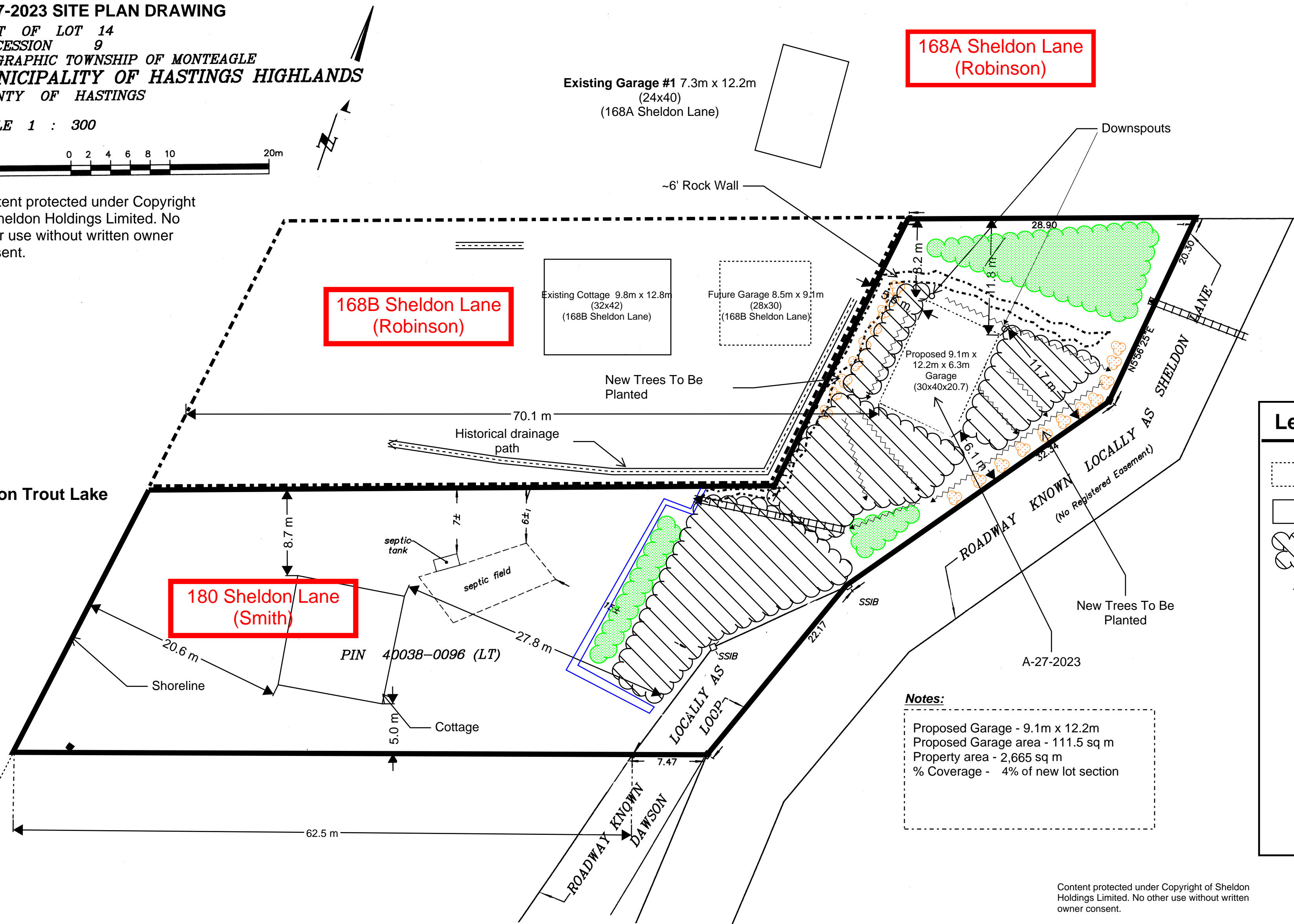
PART OF LOT 14
 CONCESSION 9
 GEOGRAPHIC TOWNSHIP OF MONTEAGLE
MUNICIPALITY OF HASTINGS HIGHLANDS
 COUNTY OF HASTINGS

SCALE 1 : 300



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Salmon Trout Lake



168A Sheldon Lane (Robinson)

168B Sheldon Lane (Robinson)

180 Sheldon Lane (Smith)

Existing Garage #2 9.1m x 15.2m (30x60) (168A Sheldon Lane)

Existing Garage #1 7.3m x 12.2m (24x40) (168A Sheldon Lane)

Existing Cottage 9.8m x 12.8m (32x42) (168B Sheldon Lane)

Future Garage 8.5m x 9.1m (28x30) (168B Sheldon Lane)

Proposed 9.1m x 12.2m x 6.3m Garage (30x40x20.7)

Notes:
 Proposed Garage - 9.1m x 12.2m
 Proposed Garage area - 111.5 sq m
 Property area - 2,665 sq m
 % Coverage - 4% of new lot section

Legend

- Proposed Structure
- Existing Structure
- Existing Driveway
- Planned drainage
- Historical drainage or swail
- ~6' Rock Retaining Wall
- Existing Vegetative Buffer
- New Vegetative Buffer (Cedar Trees)
- Existing Culvert
- Existing 6" Pressure Treated Retaining Wall

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METRIC DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

A-27-2023 - Smith Garage Site Plan 180 Sheldon Lane	March 2024
Preliminary - Rev 4	Drawn: SHL