

Municipality of Hastings Highlands
33011 Highway 62, P. O. Box 130, Maynooth, Ontario, K0L 2S0

**Notice Of Receipt Of A Complete Application And Notice Of A Public Meeting Concerning
Proposed Zoning Bylaw Amendment – File R-2024-030**

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 Eric Godins, Natalia Kolis, Peter Godins, James Moore, Ryan Moore and Kristena Schutt-Moore regarding Part of Lot 14, Concession 9, being Part 1 Plan 21R-10814 and Part 1 Plan 21R-_____ the Geographic Township of Monteaagle, being 40 Dawson Loop (severed and benefitting lands) and being shown on the draft Reference Plan (map) attached. This is to fulfil a condition of Land Division Provisional Consent B66/22.

And that the Council of the Municipality of Hastings Highlands will hold a public meeting on **Wednesday, May 1, 2024 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 for Public Meeting:

While the meeting will be held in person, there is limited seating available, any person wishing to make written and/or oral submissions either in support of or opposition to the proposal is invited to make arrangements to attend the hearing as follows:

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 Bylaw 2024-030.

Option (b): In Writing – We encourage you to communicate with Council by forwarding written comments to Cathy Bujas, Planning Secretary 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 Bylaw 2024-030.

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.

The proposed zoning bylaw amendment would change the zone category for **Part of Lot 14, Concession 9, being Part 1 Plan 21R-10814 and Part 1 Plan 21R-_____ (attached), in the Geographic Township of Monteaagle, now in the Municipality of Hastings Highlands, from the Limited Service Residential (LSR) Zone and the Marginal Agriculture (MA) Zone to the Special Limited Service Residential (LSR-127) – 127 Zone to recognize the existing zoning deficiencies on a lot accessed by a privately-maintained road.**

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 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.

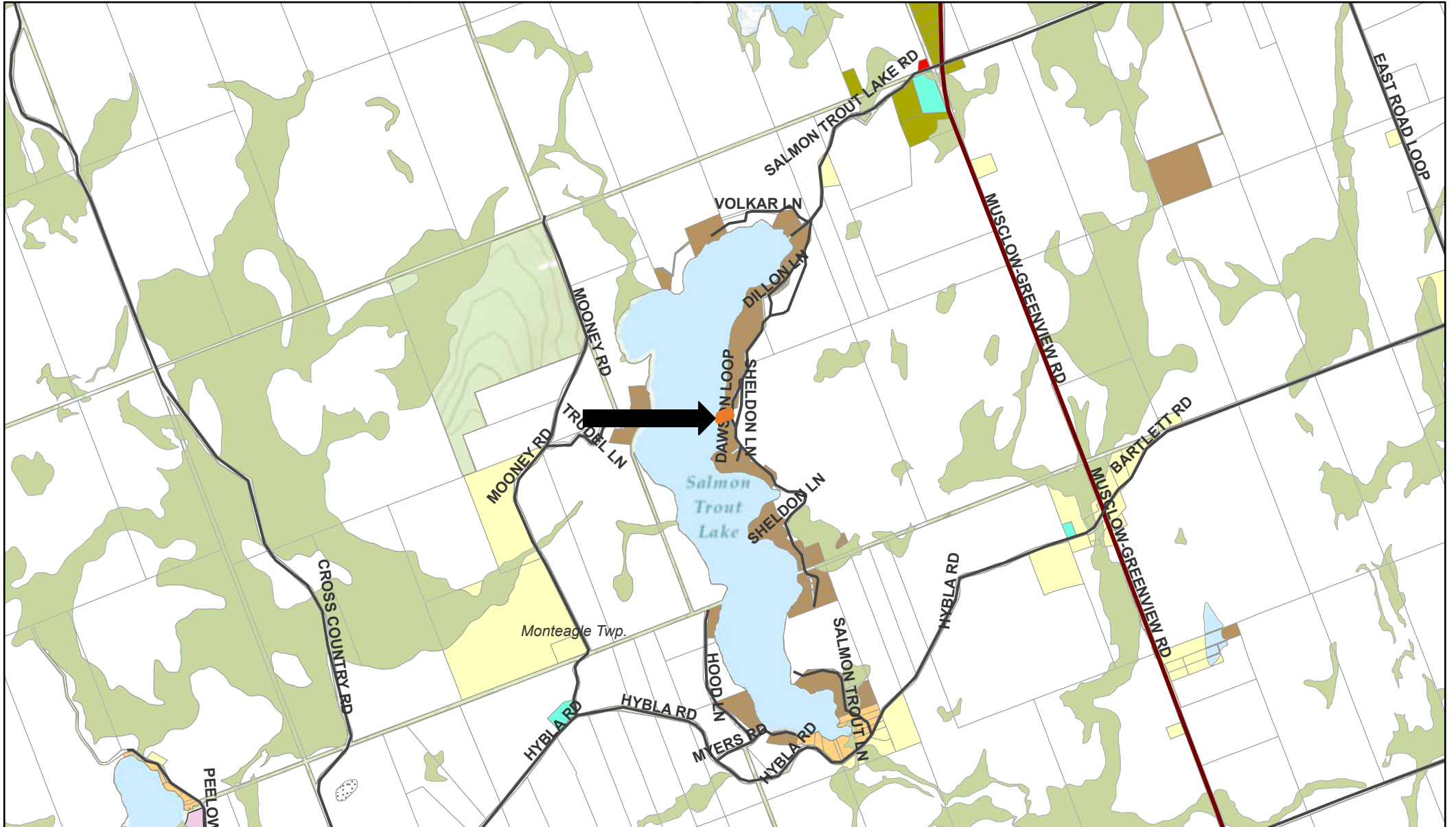
If You Wish To Be Notified of the adoption of the proposed Zoning Bylaw Amendment, or of the refusal of a request to amend the Zoning Bylaw, you must make written request to address at the bottom of this page.

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 4th day of April, 2024.

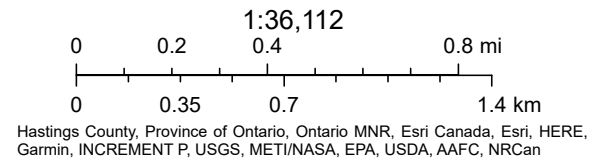
Cathy Bujas, Planning Secretary

40 Dawson Loop Key Map



2024-04-03, 2:01:32 p.m.

- | | | |
|---------------------------|--------------------------------------|-------------------------|
| Override 1 | Residential Second Density (R2) | Urban Commercial (UC) |
| Roll Number_Query result | Limited Service Residential (LSR) | Community Facility (CF) |
| Marginal Agriculture (MA) | Waterfront Residential (WR) | Mineral Extractive (MX) |
| Rural Residential (RR) | Recreational/Resort Commercial (RRC) | Property Information |
| | Environmental Protection (EP) | |





SITE FEATURE COORDINATE TABLE		
POINT No.	NORTHING	EASTING
391	5008279.8	279140.0
392	5008274.8	279139.3
393	5008253.4	279135.6
394	5008243.7	279138.9

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

SCALE 1 : 500
KEVIN R. D. SMITH, O. L. S.
10 0 2 4 6 8 10 20 30m

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.	PLAN 21R-
DATE : FEBRUARY 7, 2024	RECEIVED AND DEPOSITED
KEVIN R. D. SMITH, O. L. S.	DATE : _____
	REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HASTINGS (21).

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	Pt. 14	9	40038-0323 (LT)	0.298 Hectares

PART 1 COMPRISES PART OF PIN 40038-0323 (LT).

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY STATIC G.N.S.S. OBSERVATIONS, SHOWN HEREON, BEARING OF N71°00'10"E, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18 (75° WEST LONGITUDE) NAD 83 (CSRS) v7.1 epoch 2010. G.N.S.S. BASELINE POST PROCESSED FROM LEICA REFERENCE STATION - HALIBURTON. FOR BEARING COMPARISONS, A ROTATION OF 1°58'10" CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 21R-15583.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00014494
BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
BUILDING TIES TAKEN TO FACE OF CLADDING UNLESS OTHERWISE NOTED.
PROPERTY LINES ARE UNFENCED, UNLESS OTHERWISE NOTED.
FENCES ARE LOCATED ON PROPERTY LINES, UNLESS OTHERWISE NOTED.
SSIB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN

LEGEND

SYMBOL	DENOTES
□	SURVEY MONUMENT PLANTED
■	SURVEY MONUMENT FOUND
SSIB	SHORT STANDARD IRON BAR 25mm x 25mm x 60cm
SIB	STANDARD IRON BAR 25mm x 25mm X 120cm
ORP	OBSERVED REFERENCE POINT
FR.	FRAME CONSTRUCTION
V.S.	VINYL SIDED
UP	UTILITY POLE
UPA	UTILITY POLE ANCHOR
O/H WIRE	OVERHEAD WIRE
P1	PLAN OF SURVEY BY P.A. MILLER O.L.S. DATED DECEMBER 9, 2019 ON FILE IN THE OFFICE OF P.A. MILLER SURVEYING LTD. (19-9842).
P1	PLAN, 21R-15583
1512	P.A. MILLER SURVEYING LTD.
1444	P.J. STRINGER, OLS
776	M.J. MCALPINE, OLS
1183	H.F. GRANDER CO. LTD.
S/T	SUBJECT TO

SURVEYOR'S CERTIFICATE
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 31st DAY OF OCTOBER, 2023.

DATE : FEBRUARY 7, 2024
KEVIN R. D. SMITH
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-73294.
P. A. MILLER SURVEYING LTD.
ONTARIO LAND SURVEYOR
P. O. BOX 520
STIRLING
(613) 385-3070
21-10831

SALMON TROUT LAKE

RESIDENTIAL PIN 40038-0100

REZONED LIMITED RESIDENTIAL

PART 1 21R-10814 PIN 40038-0101

CONCESSION PIN 40038-0102

RESIDENTIAL

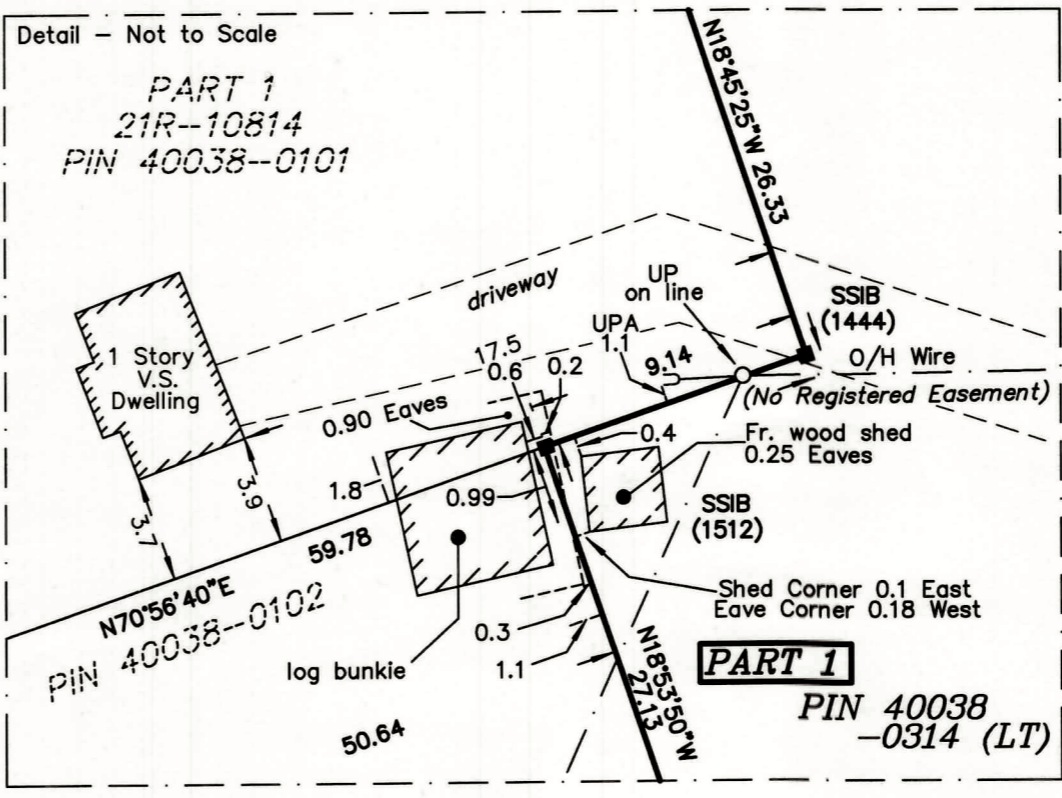
PIN 40038-0103

PIN 40038-0104

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM STATIC GNSS OBSERVATIONS, BASELINE POST PROCESSED FROM LEICA REFERENCE STATION - HALIBURTON UTM ZONE 18, NAD83 (CSRS) v7.1 epoch 2010. COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING
ORP A	5008302.89	279123.93
ORP B	5008322.26	279180.10
ORP C	5008221.70	279141.47

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



PIN 40038 - 0323 (LT)	
S/T	HT188349
	HT188350

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