



Application File No. A-12-2025

Take Notice That an application under the above file number will be heard by the Committee of Adjustment on **Thursday, September 11, 2025, at 8:30 A.M.**, at the Municipal Office Council Chambers, 33011 Highway 62, Maynooth under the authority of Section 45 of the *Planning Act*.

Subject Property: 115 Rangers Road, being Part Lot 30, Concession 7, and Lot 12 on Plan M59, in the Geographic Township of Herschel, now the Municipality of Hastings Highlands as seen on the key map attached.

Purpose of Application: To provide relief from
a) 5.9.2 ii) – Setback of 30 metres from a steep and/or slope.

Effect Of Application: To construct a 9 metre by 9 metre 2.5-car detached garage and septic system on a steep slope.

Public Hearing Participation:

Any person wishing to make written and/or oral submissions are encouraged to attend the hearing. Options to attend and/or submit comments are as follows:

A) **Virtual Attendance (with comments)** - To obtain a link to join the virtual meeting via Zoom please contact Sarah Bowles, Planning Secretary by phone: 613-338-2811 ext. 222, or by email: sbowles@hastingshighlands.ca, no later than 9:00 a.m. on the Tuesday before the scheduled meeting. It is the responsibility of the interested member of the public to have technology in place to connect to the meeting. **Please indicate above mentioned File No.**

B) **Virtual Attendance (no comments)** - If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be live streamed and posted on the Municipality's [YouTube Channel](#).

c) **Written comment** – Please forward submissions to Sarah Bowles, Planning Secretary by email: sbowles@hastingshighlands.ca or by letter delivered to the Municipal Office (address above) no later than 9:00 a.m. on the Tuesday before the scheduled meeting. **Please indicate above mentioned File No.**

d) **In-Person Attendance** - 33011 Highway 62, P.O. Box 130, Maynooth, Ontario, K0L 2S0
Please note that members of the public are welcome to attend meetings in-person however seating in Council Chambers is limited.

Individuals who submit letters and other information to Council should be aware that any personal information contained within their communications may become part of the public record.

Related Subdivision or Consent Files: N/A

Additional Information regarding the Application is available for inspection at the Municipal Office by appointment or by visiting our website www.hastingshighlands.ca/planning

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). Note: an application can only be appealed by the applicant, a public body or specified person (as defined by the *Planning Act*).

Dated this 26th day of August 2025.

John Jardine, Acting Secretary-Treasurer



Notice Of Public Hearing
Application for Minor Variance
In the matter of Section 45 of the Planning Act

Site Plan

This site plan for Lot 12 (Plan M-59) illustrates the proposed development and existing site features. The plan includes the following details:

- Proposed Structures:**
 - New Primary Dwelling:** 10.34m x 9m (33.95' x 29.52').
 - Attached Front Deck:** 3.65m x 9m (12' x 29.52').
 - New 1-Storey 2.5 Car Garage:** 9m x 9m (29.52' x 29.52').
 - Septic Tank:** 1.5m x 1.5m (4.92' x 4.92').
 - Leaching Field:** As per septic design for 4 bedrooms.
- Existing Features:**
 - Existing Grass/Treed area:** Access to lake. A stone path is to be added as per EIS. Client to review revegetation options.
 - Existing Frame Cabin & Privy:** To be removed.
 - Gravel or wood path:** To suit site conditions.
 - Location of Well T&D:** 15m from septic, min.
- Setbacks and Easements:**
 - 3m setback:** Along the western and southern boundaries.
 - 15m setback:** Along the eastern boundary.
 - 15m radius from septic:** A circular exclusion zone around the septic tank.
 - Line of overhangs:** Indicated for the proposed dwelling and deck.
 - Lot Line:** The boundary between Lot 12 and Lot 11.
- Other Information:**
 - Maximum Controlled Waters Edge Contour Elevation:** 351.7 CGVD28.
 - Local Bench Mark:** Top of rebar, Elev. 355.50 CGVD28.
 - Adjacent Lot:** Lot 11 (Plan M-58) is to the east.
 - Adjacent Lot:** Lot 13 (Plan M-59) is to the south.
 - Adjacent Lot:** Lot 14 (Plan M-59) is to the west.
 - Adjacent Lot:** Lot 15 (Plan M-59) is to the north.
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Hastings Highlands
Beautiful By Nature

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