



*Hastings Highlands*  
*Beautiful By Nature*

## Notice of Public Meeting

**Receipt of a Draft Plan of Subdivision File No. 12T-22-001  
and Complete Zoning Bylaw Amendment Application  
File No. R-2025-034**

**Take Notice**, that the County of Hastings has received a Draft Plan of Subdivision File No. 12T-22-001 according to Section 51 of the *Planning Act* and, subsequently, 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*.

**Location of Subject Property:** A Draft Plan of Subdivision has been submitted to the County of Hastings for the 16.38-hectare lot at **512 Woodcox Road** described as Part of Lots 7 and 8, Concession 2, in the Geographic Township of Herschel, as shown on the map attached.

**Proposed Development:** The proposed development consists of low-density residential development (single detached dwellings) in the form of individual freehold lots, storm water management blocks, and common elements.

The applicant is proposing to subdivide the proposed uses on the subject property as follows:

- a) 20 residential lots (ranging from lot areas of 4000 to 8,527 square metres)
- b) New 0.6 km municipal gravel road with a cul-de-sac (with access off Woodcox Road)
- c) Recreational trail and open space (see Blocks A and B on the Draft Plan of Subdivision)
- d) Stormwater management

The proposed development will be serviced by private individual wells and private individual septic systems.

Studies and reports were submitted in support of the Draft Plan of Subdivision, including:

- a) Planning Justification Report
- b) Slope Stability/Erosion Hazard Limit Assessment
- c) Environmental Impact Study
- d) Hydrogeological Assessment
- e) Stormwater Management Report
- f) Archeological Assessment

A Peer Review of the above studies and reports was conducted by consultants on behalf of the County of Hastings. The studies and reports are available at [www.hastingshighlands.ca/planning](http://www.hastingshighlands.ca/planning)

**Purpose and effect of the Zoning Bylaw Amendment:** To amend the lots from the Marginal Agriculture (MA) Zone to the Rural Residential (RR) Zone to permit low density residential development and to recognize the proposed lot area and lot frontage of the proposed lots that do not have direct frontage onto York River. The Environmental Protection (EP) Zone will remain as is.

**Public Meeting:** The Council of the Municipality of Hastings Highlands will hold a public meeting on **Wednesday, May 21, 2025, 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*.

### How you can submit your comments:

Any person wishing to make written and/or oral submissions either in support of or opposition to the proposal are encouraged to attend the hearing. **Please indicate the File No. listed above** in any communications. 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](mailto: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.
- 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 written comment submissions to Sarah Bowles, Planning Secretary by email: [sbowles@hastingshighlands.ca](mailto:sbowles@hastingshighlands.ca) or by letter delivered to the Municipal Office (address below) no later than 9:00 a.m. on the Tuesday before the scheduled meeting.
- 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.

Any person may attend the public meeting and/or make written or verbal representation either for or against the proposed amendment. 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.

**Right to Appeal**

If a person or public body would otherwise have an ability to appeal the decision of Council of the Municipality of Hastings Highlands to the Ontario Land Tribunal but the 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.

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 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 do so.

Please note that third parties (anyone who is not a specified person or public body as defined in the *Planning Act*) do not have the right to appeal a decision for a zoning by-law amendment to the Ontario Land Tribunal (OLT).

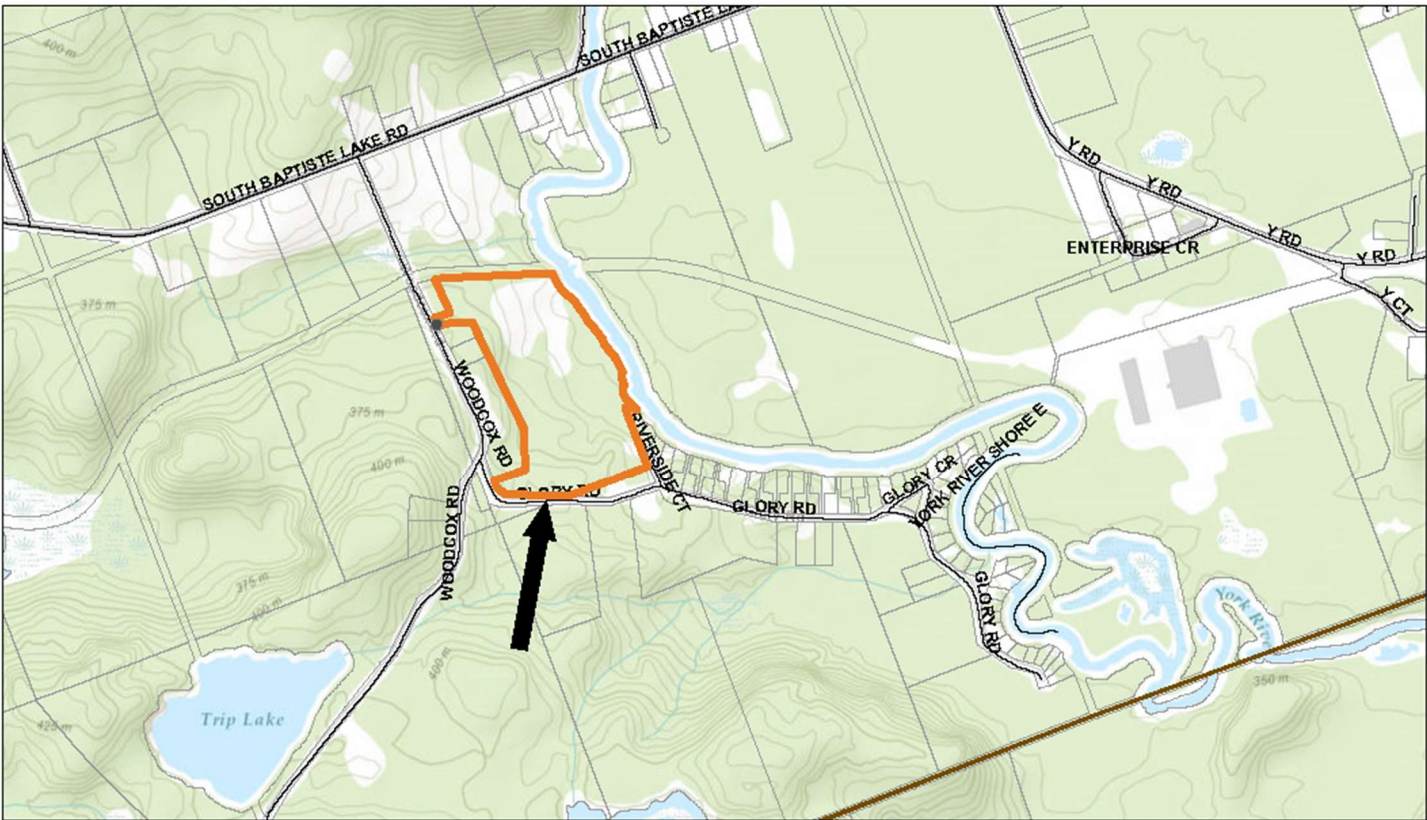
**If you wish to be notified** of the decision of Council on the proposed Zoning Bylaw Amendment, you must make a written request to, or send an email to, the undersigned.

Additional information relating to the proposed amendment is available for inspection at the office of the undersigned and at [www.hastingshighlands.ca/planning](http://www.hastingshighlands.ca/planning)

Dated at the Municipality of Hastings Highlands the 17<sup>th</sup> day of April, 2025.

John Jardine, Municipal Planner  
Planning Department  
Municipality of Hastings Highlands  
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Maynooth, ON, K0L2S0  
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Key Map R-2025-034, 512 Woodcox Road



2025-04-16, 3:32:57 p.m.

- Subject Property
- Roll Number\_Query result
- Roads
- Property Information

