



**Notice Of Complete Application and A Public Meeting
Concerning A Zoning By-Law Amendment**

Take Notice that the Corporation of the Township of Havelock-Belmont-Methuen is in receipt of an application for a Zoning By-law Amendment for certain lands located in Part Lot 30, Concession 10, located at 119 and 129 Shady Lane, on Jack Lake; bearing the Assessment Roll Number (ARN) 1531-010-007-66601 and 1531-010-007-66615.

As required under subsection 34 (10.4) and 34 (10.7) of the *Planning Act*, R.S.O. 1990, as amended, Council of the Township of Havelock-Belmont-Methuen has deemed this application to be "Complete".

Take Further Notice that the Council of the Corporation of the Township of Havelock-Belmont-Methuen will hold a public meeting on **March 18th, 2025 at 9:30 a.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O., 1990, as amended. **The Public Meeting will be held in hybrid fashion (in-person and electronically).**

If you wish to participate in the meeting in real time, please contact the Clerk, Bob Angione, by email at BAngione@hbmtwp.ca **no later than 12:00 p.m. (noon) on the day prior to the scheduled meeting** and you will be provided with an invitation to join the meeting using your computer or phone.

The Municipality is using Zoom for electronic meetings. The application can be downloaded to either a computer or cell phone. It is recommended that you test the program in advance of the meeting. Meetings will also be recorded and made available on YouTube for public viewing as soon as possible following the meeting.

We would encourage you to communicate with Council by forwarding written comments in support or opposition of the application to BAngione@hbmtwp.ca or to P.O. Box 10, 1 Ottawa Street East, Havelock, ON K0L 1Z0.

Purpose and Effect:

The purpose of the Zoning By-law Amendment Application is to rezone the severed lot and benefiting lot provisionally approved through Consent Application B-38-23 from the 'Special District 100 (S.D. 100) Zone' and the 'Seasonal Residential (SR) Zone' to the 'Special District 291 (S.D. 291) Zone' in order to permit the redevelopment of the enlarged lot with a new accessory structure. Given the nature of the peninsula lot and the water yard of Jack Lake surrounding the property, relief from the Zoning By-law is required to facilitate the proposed development.

The Zoning By-law Amendment Application is requesting to recognize the existing deficient lot area of 0.68 acres. The existing dwelling and attached deck are non-complying with a setback from the high water mark and front lot line of 11.8 metres to the existing dwelling and 10.3 metres to the attached deck. The rezoning serves to request relief for a maximum height of 6 metres (19.6 feet) for the proposed accessory structure, where only 4.5 metres (14.7 feet) is currently permitted. The Zoning By-law Amendment Application is requesting to increase the maximum total floor area of all accessory buildings or structures from 75% of the total floor area of the main building on a lot in the 'Seasonal Residential (SR) Zone' to 124%.

Take Notice that the subject lands were given Provisional Consent Approval for application B-38-23 by the County of Peterborough Land Division Committee on February 8, 2024.

A key map and site plan showing the lands to which this application applies is provided with this notice.

Any person may attend the public meeting and/or make verbal or written representation either in support of or in opposition to the proposed Zoning By-law Amendment. Written submissions in respect of the proposed Amendment should be directed to the Clerk of the Township of Havelock-Belmont-Methuen.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of Havelock-Belmont-Methuen 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 Township of Havelock-Belmont-Methuen before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make an oral submission at the public meeting or make written submissions to the Township of Havelock-Belmont-Methuen before the by-law 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.

Notification:

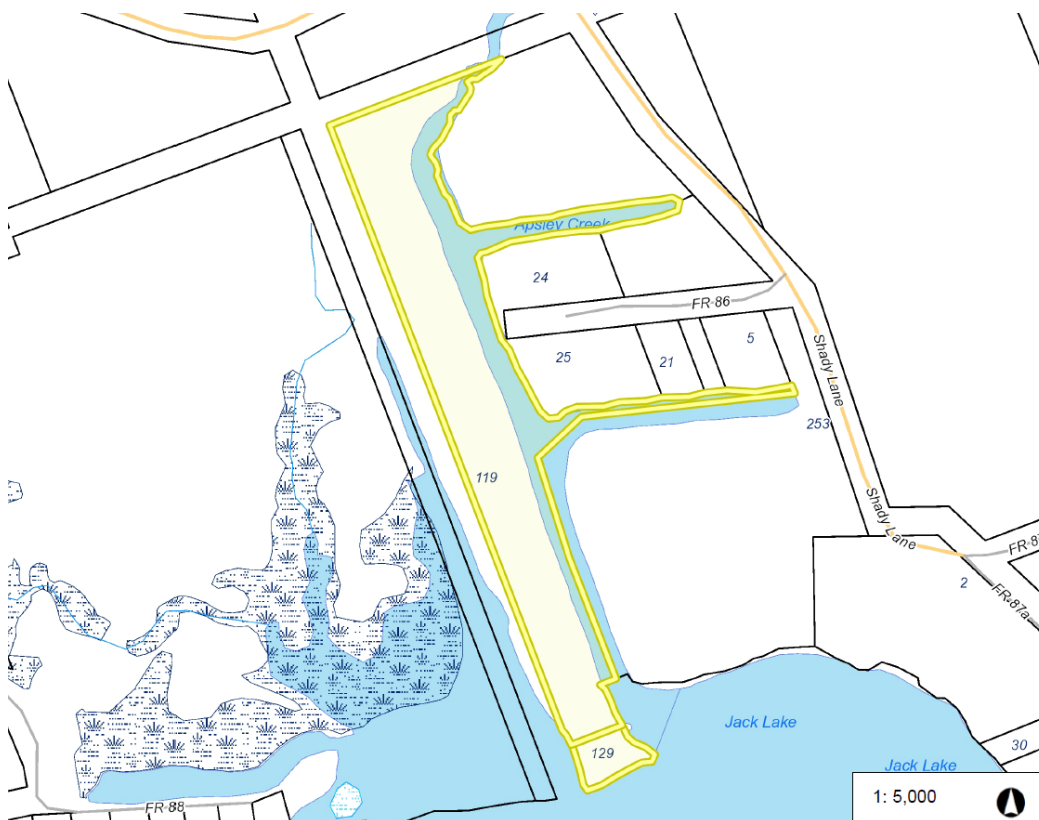
If you wish to be notified of the decision of the Council of the Township of Havelock-Belmont-Methuen on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Havelock-Belmont-Methuen at the address below.

Additional Information:

Additional information and material related to the proposed by-law will be available for public inspection on the Township website as of the date of the posting of this notice. Anyone wishing to obtain additional information with respect to this application is requested to direct enquiries to Samantha Deck, Planner, at 705-778-2308 or planning@hbmtwp.ca.

Dated at the Township of Havelock-Belmont-Methuen this 20th day of February 2025.

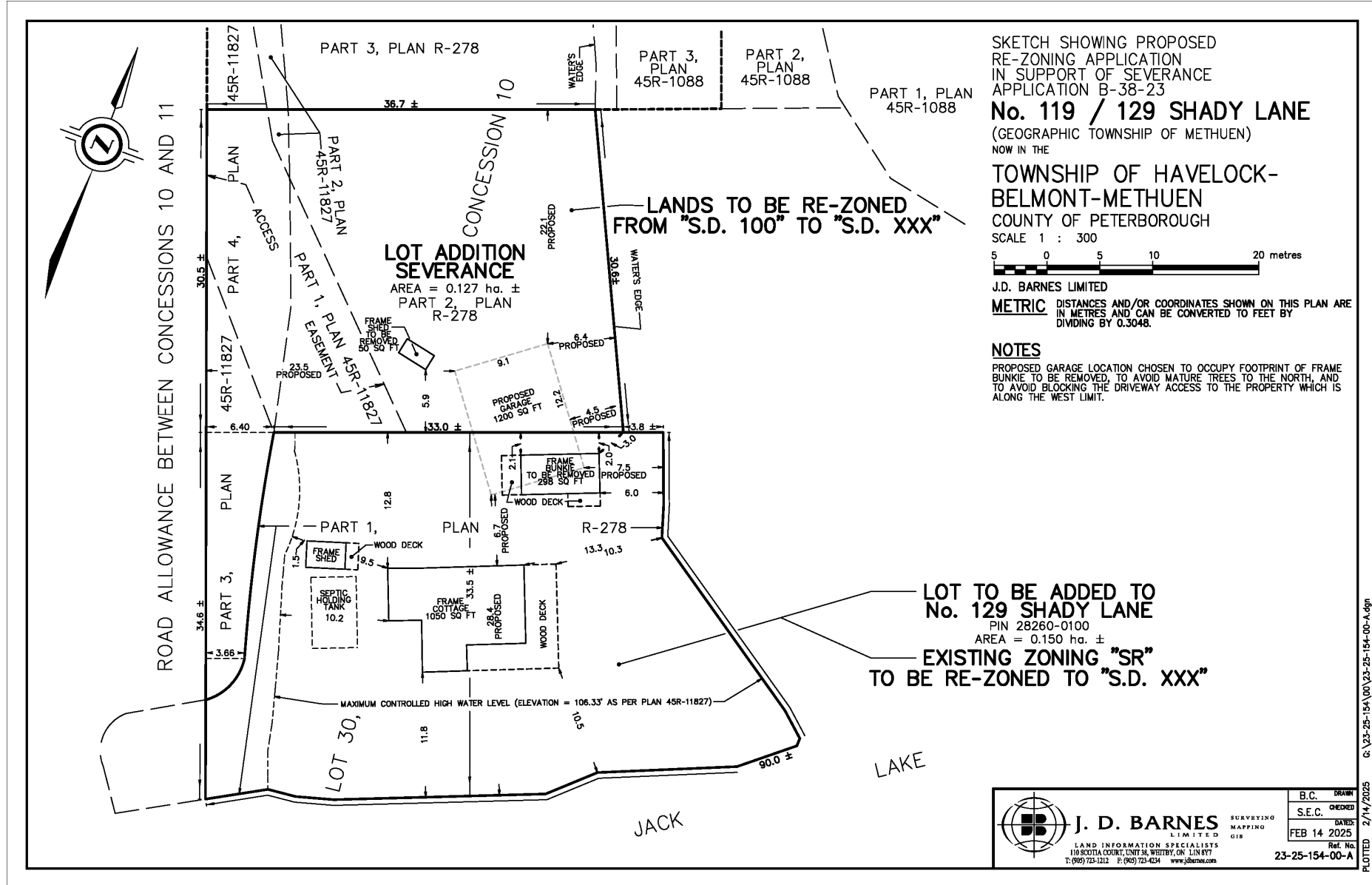
Mr. Robert Angione, M.P.A., B. Admin,
Chief Administrative Officer
Municipal Clerk
Township of Havelock-Belmont-Methuen
P.O. Box 10, 1 Ottawa Street East
Havelock, ON K0L 1Z0
(705) 778-2308 (705) 778-5248 (fax)



 <p>HBM TOWNSHIP OF HAVELOCK - BELMONT - METHUEN INC. 1998</p>	<h1>KEY MAP</h1>	<p>TOWNSHIP OF Havelock-Belmont- Methuen</p>
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Site Plan



SKETCH SHOWING PROPOSED
RE-ZONING APPLICATION
IN SUPPORT OF SEVERANCE
APPLICATION B-38-23

No. 119 / 129 SHADY LANE
(GEOGRAPHIC TOWNSHIP OF METHUEN)
NOW IN THE

**TOWNSHIP OF HAVELOCK-
BELMONT-METHUEN**
COUNTY OF PETERBOROUGH
SCALE 1 : 300



J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

NOTES
PROPOSED GARAGE LOCATION CHOSEN TO OCCUPY FOOTPRINT OF FRAME
BUNKIE TO BE REMOVED, TO AVOID MATURE TREES TO THE NORTH, AND
TO AVOID BLOCKING THE DRIVEWAY ACCESS TO THE PROPERTY WHICH IS
ALONG THE WEST LIMIT.

**LOT TO BE ADDED TO
No. 129 SHADY LANE**
PIN 28260-0100
AREA = 0.150 ha. ±
**EXISTING ZONING "SR"
TO BE RE-ZONED TO "S.D. XXX"**

	J. D. BARNES LIMITED	SURVEYING	B.C. DRAWN
	LAND INFORMATION SPECIALISTS 110 SCOTIA COURT, UNIT 38, WEDDIE, ON L1N 8Y7 T: (905) 723-1212 F: (905) 723-4234 www.jdbarnes.com	MAPPING GIS	S.E.C. CHECKED
			DATE FEB 14 2025
			Ref. No. 23-25-154-00-A

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PLOTTED 2/14/2025