



**Notice Of Complete Application and Public Hearing
for a Minor Variance Application**

File No. A-01-25

Take Notice that the Corporation of the Township of Havelock-Belmont-Methuen is in receipt of an application for a Minor Variance pertaining to the following lands:

Applicant: J. Laurie Young

Owners: David & Nicole Hay

Location: 16 Mathison Street West, Plan 14 Lot 210N Matheson E Union

Roll Number: 1531-020-002-08000

Take Further Notice that the Committee of Adjustment of the Corporation of the Township of Havelock-Belmont-Methuen will hold a public hearing on **April 15th, 2025** at **9:30 a.m.** to consider the application for a Minor Variance under Section 45 of the *Planning Act*, R.S.O., 1990, as amended. **The Public Hearing will be held in hybrid fashion (in-person and electronically).**

Take Further Notice that the subject lands are not currently subject to any other application under the *Planning Act*.

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

If you wish to participate in the hearing 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.

Written submissions in support or opposition of the application can be made to planning@hbmtwp.ca or to P.O. Box 10, 1 Ottawa Street East, Havelock, ON K0L 1Z0.

Purpose and Effect:

Minor Variance Application A-01-25 requests to seek relief from Section 4.1 (b), (c), and (e) (iii) of the Comprehensive Zoning By-law to permit the development of an accessory structure.

A variance is required to permit the development of an accessory structure in the rear yard which would increase the maximum lot coverage for accessory structures from 8% to 14%. The variance is also required to permit the accessory structure with a maximum height of 5.2 metres (17 feet) where 4.5 metres (15 feet) is currently permitted. Lastly, the variance is required to decrease the minimum exterior yard setback from 6.0 metres (20 feet) to 1.2 metres (4 feet).

16 Mathison Street West A-01-25			
Section 4.1 Accessory Use Provisions		Proposed	Variance Required?
(b) Maximum Lot Coverage for Accessory Structures	8 %	14%	Yes
(c) Maximum Height	4.5 m	5.2 m	Yes
(e) (iii) Minimum Exterior Side Yard	6.0 m	1.2 m	Yes

Notification:

If you wish to be notified of the decision of the Committee of Adjustment of the Township of Havelock-Belmont-Methuen on the proposed Minor Variance application, 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 Minor Variance Application 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.

Personal information contained on this form is collected pursuant to the *Planning Act* and 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.

Dated at the Township of Havelock-Belmont-Methuen this 25th day of March 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)



KEY MAP

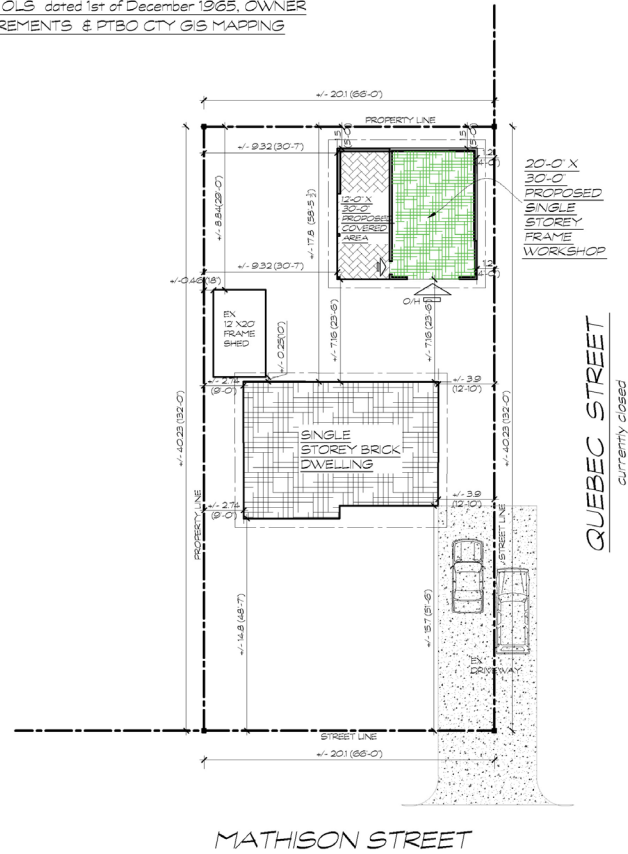
**TOWNSHIP OF
Havelock-Belmont-
Methuen**



Site Plan

**SITE SKETCH FOR 16
 MATHISON STREET
 WEST**

INFORMATION TAKEN FROM OLD SURVEY by PIERCE &
 PIERCE, OLS dated 1st of December 1985, OWNER
 MEASUREMENTS & PTBO CTY GIS MAPPING



LEGEND

- PROPERTY LINE
- [Grid Pattern] 1 STOREY FRAME/BRICK DWELLING
- [Arrow] MAN DOOR
- [Arrow with 'O.H.'] OVERHEAD GARAGE DOOR
- [Cross-hatch] COVERED PATIO AREA
- [Dotted] EXISTING DRIVEWAY AREA
- [Green Grid] 20'-0" X 30'-0" PROPOSED SINGLE STOREY FRAME WORKSHOP



LOT COVERAGE:

LOT AREA	= 808.73 sm (8705sf)
EXISTING DWELLING	= 123.9 sm (1334sf) = 15.3%
EXISTING SHED	= 22.3 sm (2405sf) = 2.76 %
PROPOSED 20x30 GARAGE WITH COVERED AREA	= 89.2sm (960sf) = 11 %
EXISTING LOT COVERAGE	= 18.1%
TOTAL PROPOSED LOT COVERAGE	= 29.1%

ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR

ALL CONSTRUCTION METHODS AS PER PART 9 OF THE O.B.C.

ALL TRADES TO HAVE MIN. FIVE YEARS EXPERIENCE IN THEIR RESPECTIVE DISCIPLINES.

ANY DEVIATION FROM THESE PLANS DURING THE BUILDING PROCESS MUST BE REPORTED TO THIS OFFICE TO ENSURE COMPLIANCE WITH THE ONTARIO BUILDING CODE, LATEST EDITION. FAILURE TO DO SO ABSOLVES THIS FIRM FROM RESPONSIBILITY AND LIABILITY

WALL LEGEND

- [Solid Line] EXISTING WALL TO REMAIN
- [Dashed Line] EXISTING WALL TO BE REMOVED AND MADE GOOD
- [Thick Solid Line] PROPOSED WALL

Drawings For:
 MR & MRS DAVID HAY
 16 MATHISON STREET
 HAVELOCK, ONT

Notes / Revisions:

Project: PROPOSED 20'-0" X 30'-0" WORKSHOP WITH 12'-0" X 30'-0" COVERED AREA

Title: SITE PLAN

DRAWINGS ARE NOT TO BE SCALED. CONTRACTORS SHALL CHECK & VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THIS OFFICE BY REGISTERED MAIL.

J. Laurie Young
 Architectural Design - Space Planning
 BCN 30329

 750 Fife Bay Road Belton, Ontario
 L8U 6V4 · 705 743 4913
 laurie@youngdesign.com

Drawn By:
 J. L. YOUNG

Date:
 NOVEMBER 11 2024

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