



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

File No. A-02-25

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: Aside Architects Inc. Neil Campbell

Owner: Jonathon Cohen

Location: 4 Grouse Lane, PVLCP 73 LEVEL 1 UNIT 11 – Jack Lake

Roll Number: 1531-010-007-66411

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-02-25 requests to seek relief from Section 10.2.2.1 a) of the Comprehensive Zoning By-law to permit the development of an accessory structure.

A variance is required to permit the development of a 111 square metre (1200 square foot) accessory structure which would exceed the 94 square metre (1000 square foot) maximum ground floor area for accessory structures outlined in Section 10.2.2.1 of the Zoning By-law.

4 Grouse Lane A-02-25			
Section 10.2.2.1 Special Provisions of the Seasonal Residential (SR) Zone		Proposed	Variance Required?
a) Maximum Ground Floor Area	94 m ² (1000 ft ²)	111 m ² (1200 ft ²)	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.

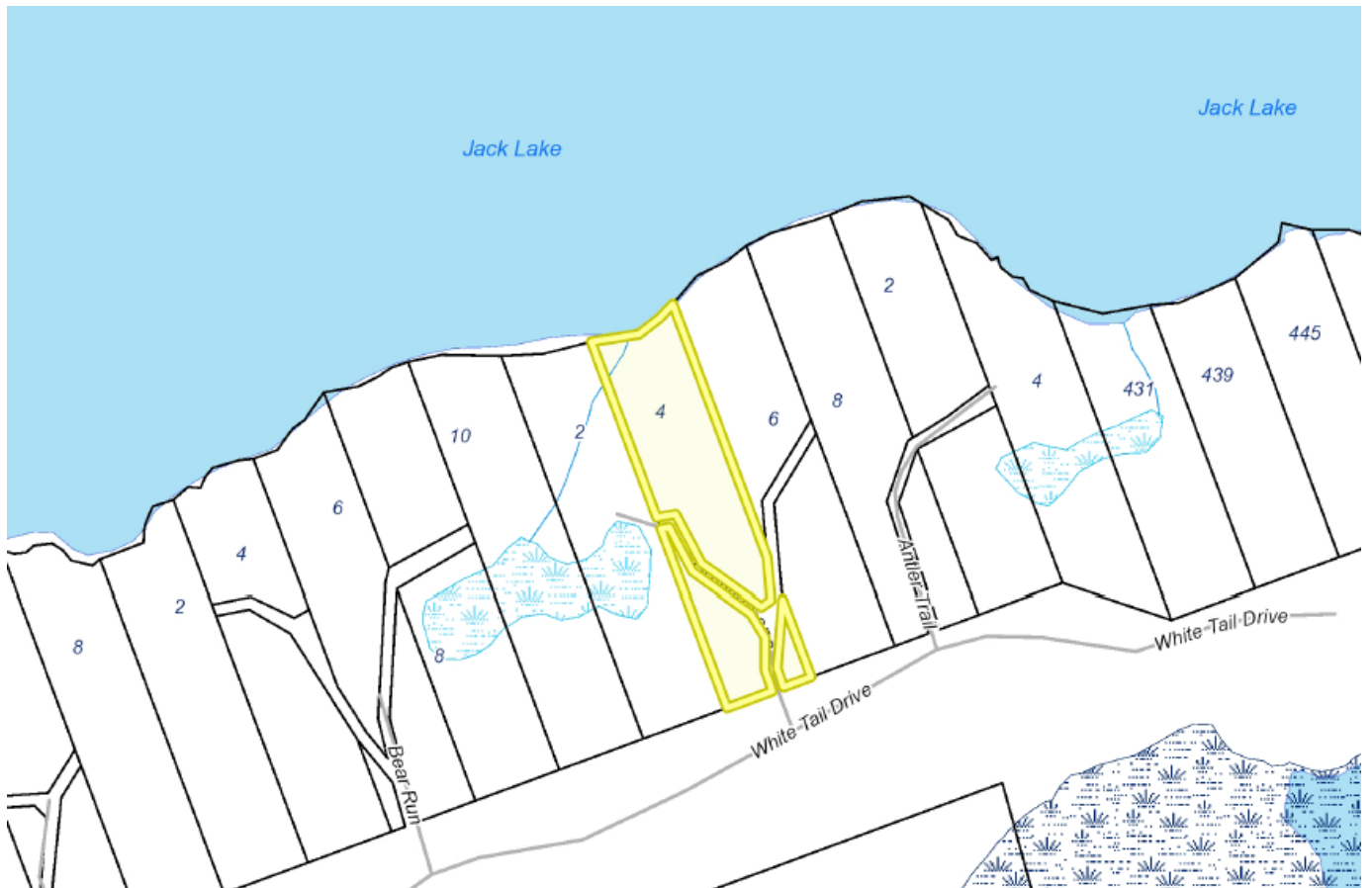
Additional Information:

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.

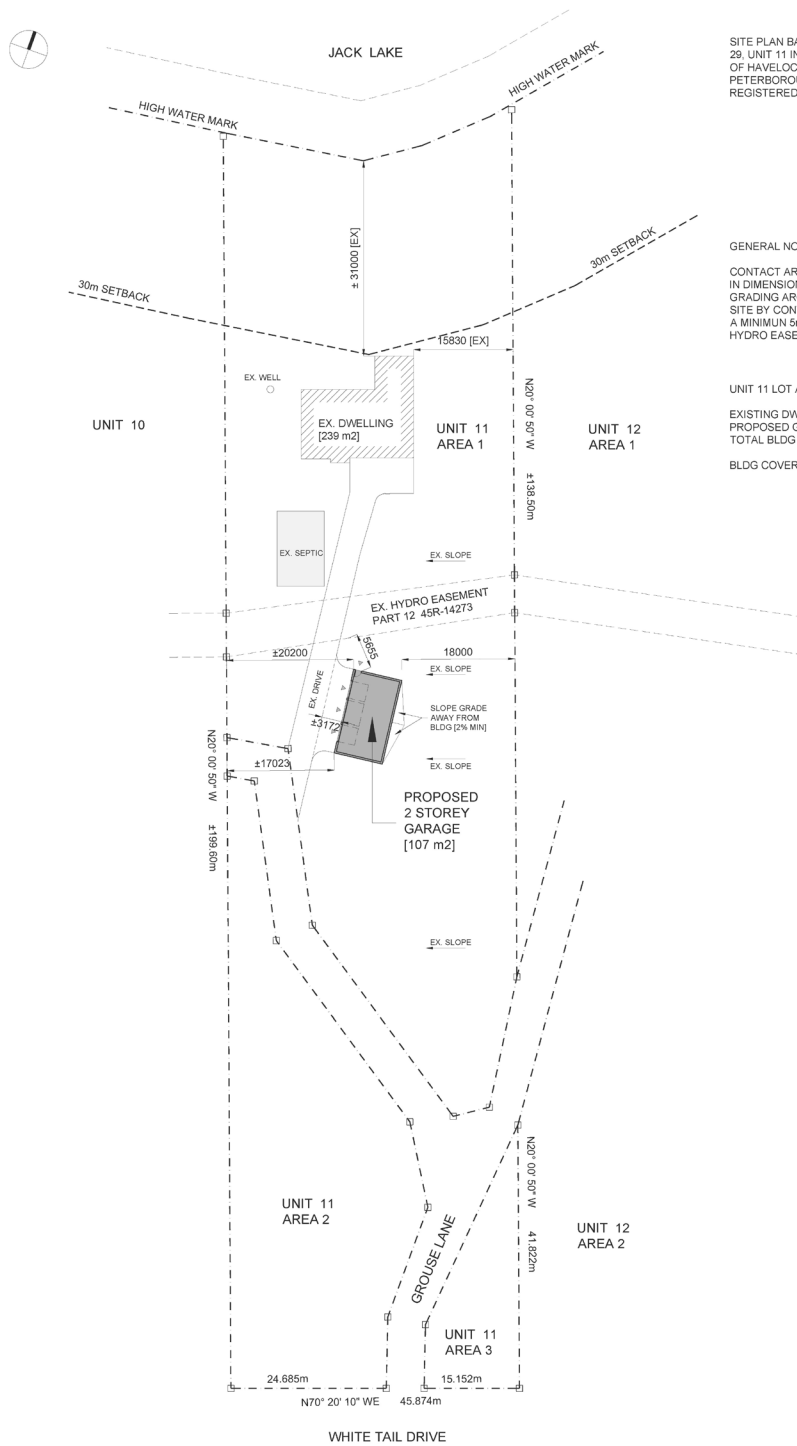
Mr. Robert Angione, M.P.A., B. Admin,
Chief Administrative Officer
Municipal Clerk
Township of Havelock-Belmont-Methuen
P.O. Box 10, 1 Ottawa Street East
Havelock, ON K0L 1Z0
(705) 778-2308
(705) 778-5248 (fax)



 <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



SITE PLAN BASED ON SURVEY BY BENINGER SURVEYING LTD. OF LOT 29, UNIT 11 IN THE GEOGRAPHIC TOWNSHIP OF METHUEN, TOWNSHIP OF HAVELOCK-BELMONT-METHUEN IN THE COUNTY OF PETERBOROUGH, REGISTERED PLAN 45R-14187 AND EASEMENT PLAN 45R-14273

GENERAL NOTES:
 CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DIMENSIONS
 GRADING AROUND NEW GARAGE TO BE DETERMINED ON SITE BY CONTRACTOR
 A MINIMUM 5m SETBACK REQUIRED FROM THE EXISTING HYDRO EASEMENT

UNIT 11 LOT AREA = 9093m²
 EXISTING DWELLING = 239 m²
 PROPOSED GARAGE = 107 m²
 TOTAL BLDG AREA = 346 m²
 BLDG COVERAGE = 3.8%

aside architects
 148 Hunter Street W. #201
 Peterborough, ON, K9H2K8
 t 705.812.2451



All drawings are the property of the designer / client and may not be reproduced without permission. The contractor shall check and verify all dimensions on site and report all errors, omissions, or discrepancies to the architect. This drawing is not to be scaled.



COHEN GARAGE
 4 Grouse Lane, Jack Lake
 Havelock-Belmont-Methuen

#	modify	description
1	01/10/25	PRELIM
2	02/25/25	BLDG PERMIT
3		
4		
5		
6		
7		
8		
9		
10		

SCALE NTS

OBC MATRIX
 SITE PLAN

a 1.0