



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

File No. A-03-25

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: Trevor Day

Owners: Owen Ewers & Julia Hanson

Location: 229 Fire Route 65B, Con 6 Pt Lot 6, being Part 4 on RP 45R-5203 – Oak Lake

Roll Number: 1531-010-005-33500

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-03-25 requests to seek relief from Section 4.1 (c) and Section 10.2.2.1 of the Comprehensive Zoning By-law to permit the development of an accessory structure. A variance is required to increase the maximum required height of an accessory structure from 4.5 metres (15 feet) to 4.8 metres (15.7 feet). A variance is also required 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 109%.

229 Fire Route 65B A-03-25			
Section 4.1 Accessory Use Provisions		Proposed	Variance Required?
(c) Maximum Height	4.5 m	4.8 m	Yes
Section 10.2.2.1 Special Provisions of the Seasonal Residential (SR) Zone		Proposed	Variance Required?
Maximum Total Floor Area of all Accessory Buildings or Structures	75% of the Total Floor Area of the Main Building	109%	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.

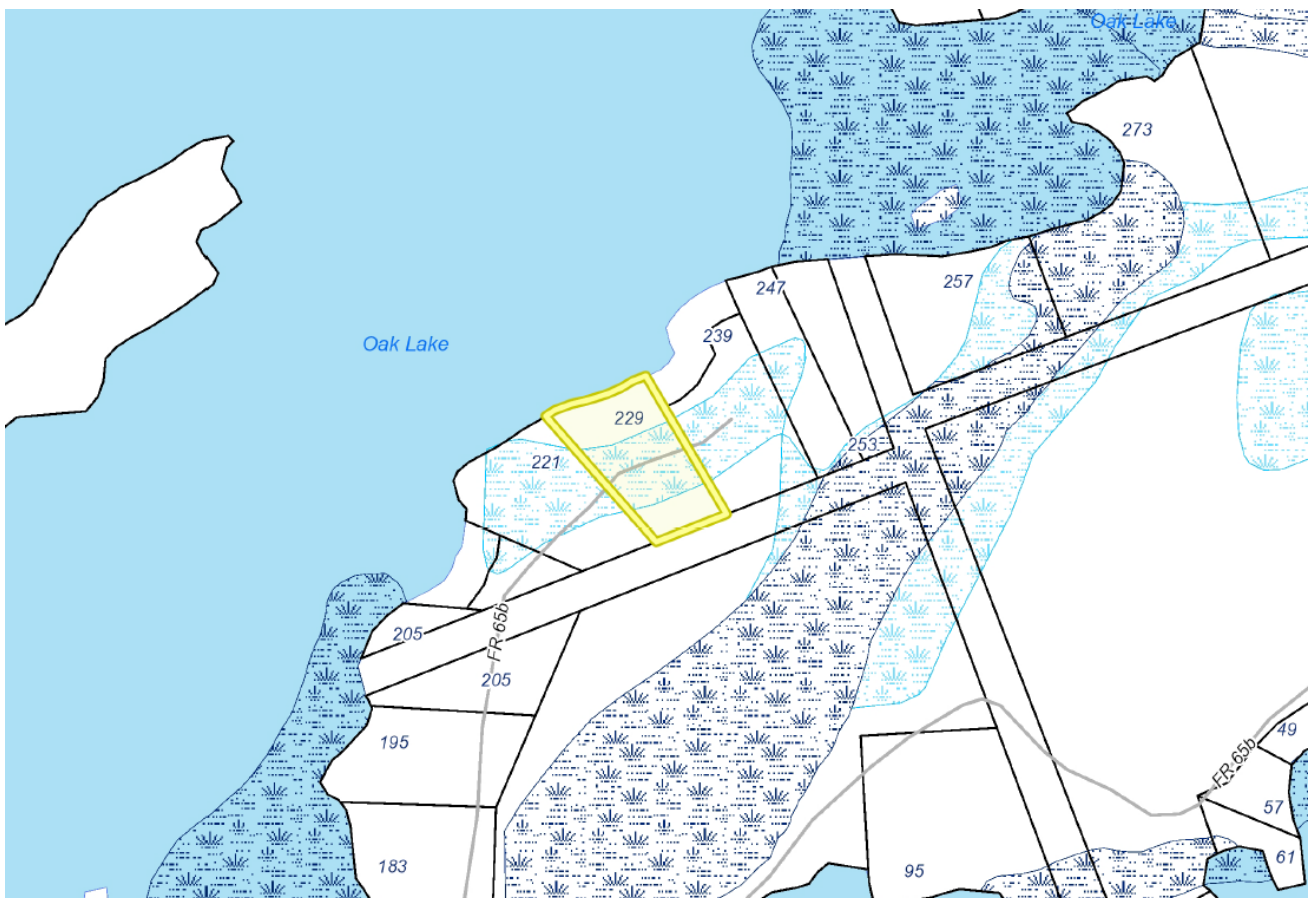
Additional Information:

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)



	<h1>KEY MAP</h1>	<p>TOWNSHIP OF Havelock-Belmont- Methuen</p>
---	------------------	--



Site Plan

INFORMATION OBTAINED FROM:
 TOPOGRAPHIC SURVEY OF
 PART OF LOCATION C1396,
 BEING PART OF LOT 6, CONCESSION 6
 AND PART OF LOT 5, CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF METHUEN
 TOWNSHIP OF HAVELOCK-BELMONT-METHUEN
 COUNTY OF PETERBOROUGH

ELLIOT AND PARK (PETERBOROUGH) LTD.
 ONTARIO LAND SURVEYOR
 JANUARY 9, 2025

SITE STATISTICS

ZONE:
 SEASONAL RESIDENTIAL (SR)

AREAS:
 LOT AREA: 49 270.0 9M
 4 577.3

EXISTING BUILDINGS

DWELLING	1 652.0	153.5	
DECK #1	22.0	2.0	
DECK #2	114.0	10.6	
DECK #3	427.0	39.7	
DECK #4	81.0	7.5	
BOAT HOUSE	301.0	28.0	
OPEN SHELTER	536.0	49.8	
TOTAL	3 133.0	291.1	

DEMOLITION

OPEN SHELTER	536.0	49.8	
TOTAL	536.0	49.8	

PROPOSED BUILDING

DETACHED GARAGE	990.0	92.0	
TOTAL	990.0	92.0	

PROPOSED TOTAL BUILDING AREA

TOTAL	3 587.0	333.3	
-------	---------	-------	--

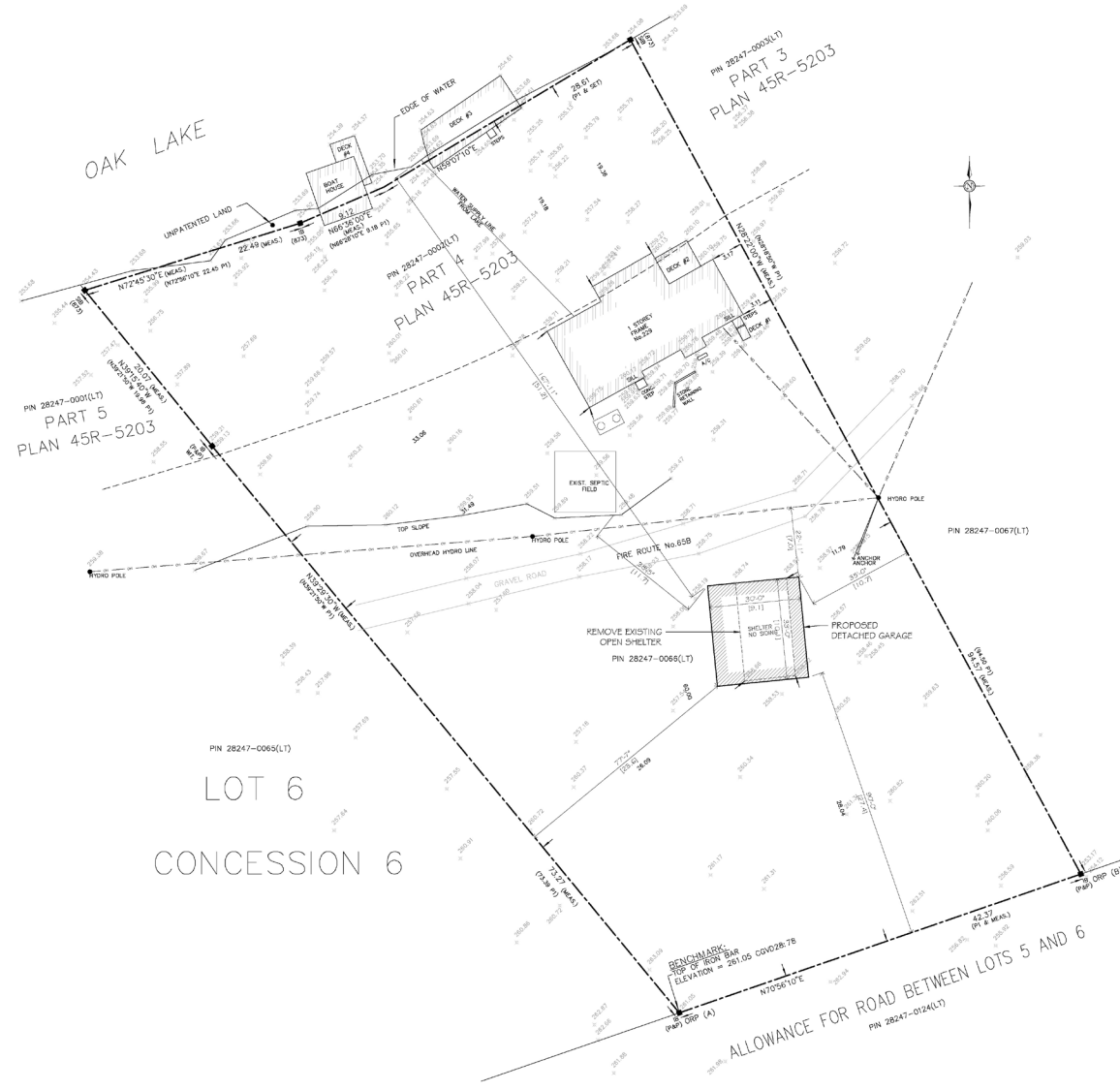
EX. BLDG. COVERAGE

7.25%

PROPOSED BLDG. COVERAGE

2.82%

LEGEND	
	PROPERTY LINE
	SURVEY MONUMENT
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING HYDRO POLE
	EXISTING OVERHEAD HYDRO
	SET BACKS
	FLOOD PLANE
	EXISTING ELEVATION - METRIC



TREVOR DAY & ASSOCIATES
 DESIGN - PLAN - BUILD
 BCIN 101814
 NORWOOD, ONTARIO,
 CANADA, K0L 2V0
 705-778-3291

PROJECT # 1 G03
 ISSUED 17-MAR-25
 REVISED
 FILE NAME
 Owen Evers.dwg

DRAWN BY: MV
 CHECKED BY: TREVOR DAY
 BCIN 32144
 I HAVE REVIEWED &
 TAKE RESPONSIBILITY
 FOR THIS DESIGN

CLIENT
OWEN EWERS

NO.	REVISION	DATE	BY



DRAWING NOTES:
 1. CONTRACTOR TO VERIFY ALL DIMENSIONS FROM
 THE SURVEY AND TO BE RESPONSIBLE FOR
 ANY DISCREPANCIES.
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS FROM
 THE SURVEY AND TO BE RESPONSIBLE FOR
 ANY DISCREPANCIES.
 3. MATERIAL AND ACCURACY OF DIMENSIONS ARE
 THE RESPONSIBILITY OF THE CONTRACTOR.
 4. CONTRACTOR TO VERIFY ALL DIMENSIONS FROM
 THE SURVEY AND TO BE RESPONSIBLE FOR
 ANY DISCREPANCIES.

PROJECT
DETACHED GARAGE
229 FIRE ROUTE 65B, HAVELOCK
 SHEET CONTENTS
SITE PLAN

SCALE
AS NOTED

SHEET NO.
1 OF 1