



**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 1, Plan 6, Parts 7 to 9 on Registered Plan 45R-3137 with municipal address of 23 Fire Route 92A on Kasshabog Lake; bearing the Assessment Roll Number (ARN) 1531-010-009-26702.

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 **August 12th, 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 for 23 Fire Route 92A is to rezone the subject lands from the 'Seasonal Residential (SR) Zone' to the 'Special District 297 (S.D. 297) Zone' in order to permit the redevelopment of the lot with a new seasonal residential dwelling, while also introducing certain site-specific regulations for setbacks from the high water mark and front lot line.

The Zoning By-law Amendment Application is requesting to permit a reduction of the minimum required setback between the dwelling and the high water mark from 30.0 metres (98 feet) to 17.4 metres (57 feet) and to decrease the minimum front yard setback from 21.3 metres (70 feet) to 17.4 metres (57 feet).

A key map 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:

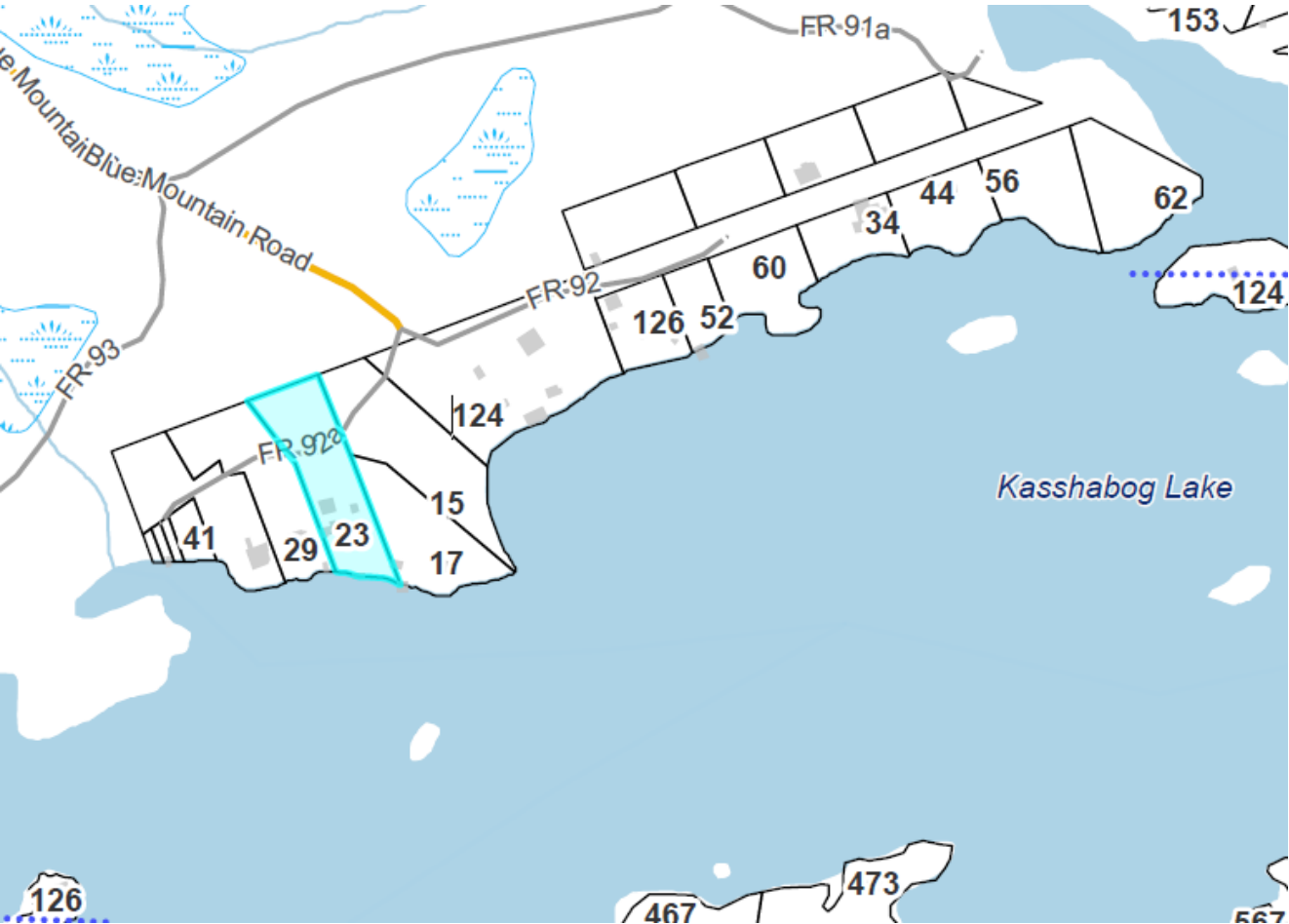
If you wish to be notified of the decision of the Council of the Township of Havelock-Belmont-Methuen on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Havelock-Belmont-Methuen at the address below.

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@hbmtp.ca.

Dated at the Township of Havelock-Belmont-Methuen this 21st day of July 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