



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

File No. A-06-25

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:

Agent: Kevin Duguay, KMD Planning

Owner: Ryan Crook

Location: 417 Blairton Road, Con 1 Pt Lot 9 – Crowe Lake

Roll Number: 1531-010-003-01001

Take Further Notice that the Committee of Adjustment of the Corporation of the Township of Havelock-Belmont-Methuen will hold a public hearing on **October 21st, 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-06-25 requests to seek relief from Section 4.37 and Section 10.2.1 of the Comprehensive Zoning By-law to permit the development of an addition to the existing recreational dwelling unit. The variance is required to permit an increase in a deficiency as it relates to the height of the existing recreational dwelling unit. In addition, a variance is required to recognize the existing deficient high water mark setback of the dwelling unit. A variance is requested to decrease the required minimum front yard setback from 21.3 metres (70 feet) to 19.2 metres (63 feet). A variance is also requested to reduce the high water mark setback from 30 metres (100 feet) to 19.2 metres (63 feet).

417 Blairton Road A-06-25			
Section 4.37 Minimum High Water Mark General Provisions		Proposed	Variance Required?
Minimum High Water Mark Setback	30 m	19.2 m	Yes
Section 10.2.1 Special Provisions of the Seasonal Residential (SR) Zone		Proposed	Variance Required?
(c) Minimum Front Yard	21.3 m	19.2 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.

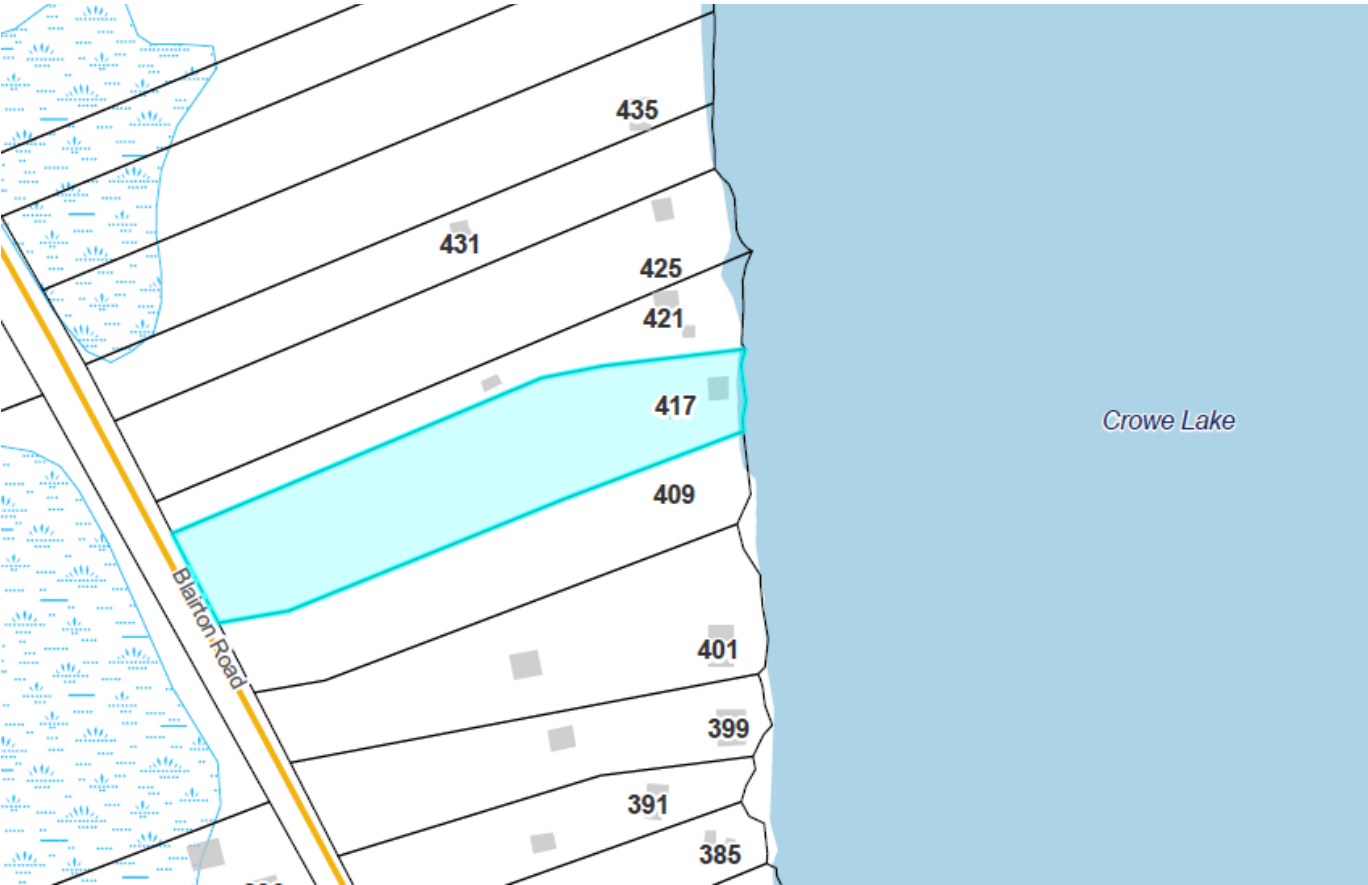
Additional Information:

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 30th day of September 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)





Site Plan

