



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

File No. A-07-25

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: Mathew Borrelli

Owner: PIOTROWSKI JULIA/FILGIANO DANIEL

Location: 183 FR 49 Con 7 Pt Lot 19

Roll Number: 1531-010-004-25305

Take Further Notice that the Committee of Adjustment of the Corporation of the Township of Havelock-Belmont-Methuen will hold a public hearing on **December 16th, 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:

The purpose of this Minor Variance application is as follows (all required reliefs are to the Township of Havelock-Belmont-Methuen's Comprehensive Zoning By-law 1995-42, as amended):

1. Seek relief from Section 4.37 having the following effect:
 - i. Reducing the high water mark setback from 30 metres (100 feet) to 8.9 metres (29.2 feet);
2. Seek relief from Section 10.2.1 c) having the following effect:
 - i. Reducing the front lot line setback from 21.3 metres (70 feet) to 8.9 metres (29.2 feet);
3. Seek relief from Section 10.2.1 d) having the following effect:
 - i. Reducing the minimum side yard from 6 metres (20 feet) to 5.3 metres (17.3 feet).

The above relief is to permit the following changes on the subject property:

1. To permit the construction of a mudroom and landing to the south side of the existing dwelling. The proposed development will also have the effect of raising the existing dwelling approximately 1.8 metres (6 feet) to construct a crawl space, as well as rebuilding a 120 square foot screened in porch to comply with the Ontario Building Code (OBC) and rebuilding a 150 square metre portion on the south side of the existing dwelling to comply with the OBC.

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.

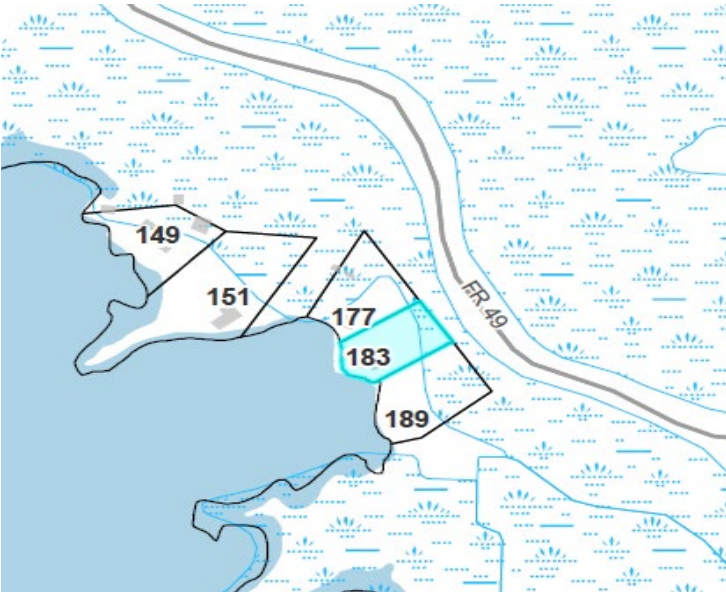
Additional Information:

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 Sonia Aaltonen, Administrative Assistant at 705-778-2308 or saaltonen@hbmtp.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 5th day of December 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>
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