

**COMMITTEE OF ADJUSTMENT - NOTICE OF PUBLIC HEARING
APPLICATION FOR MINOR VARIANCE
PLMV2016069**

TAKE NOTICE THAT the Committee of Adjustment of the Township of Minden Hills will hold a Public Hearing on:

DATE: Monday, February 27, 2017
TIME: 9:30 a.m.
LOCATION: Municipal Council Chambers
7 Milne Street, Minden, Ontario.

The purpose of the Public Hearing will be to consider a proposed Minor Variance (Application No. PLMV2016069) to the Township of Minden Hills Zoning By-law pursuant to Section 45 of the Planning Act.

Location of the Subject Lands: Part of Lot 17, Concession 2, Geographic Township of Minden; municipally known as 1211 Loucks Lane; and located on Canning Lake.

Purpose and Effect of the Application: To permit the reconstruction of the existing non-complying two storey Sleeping Cabin which is located at the High Water Mark with a larger and taller two storey Sleeping Cabin at the same location. The applicant seeks relief from the Zoning By-law to permit a 1 m. (3'4") increase in height allowing for a 5.55 m. (18'3") high accessory building whereas 4.5 m. is otherwise the maximum and no increase is permitted for a building within 15 m. of the High Water Mark; and, to permit an 18.3% increase (9.2 m² [98.6 sq.ft.]) to the existing 50.1 m² (539.6 sq.ft.) footprint whereas no increase would otherwise be permitted. As a result of the increased size, the Lot Coverage for accessory buildings and structures would amount to 5.7%, whereas 5% is otherwise required.

Input on the above noted application is welcome and encouraged. You can provide your input, either in support or opposition to the proposed minor variance, by making a written submission to the Township or by speaking at the Public Hearing. If you do not attend the Public Hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

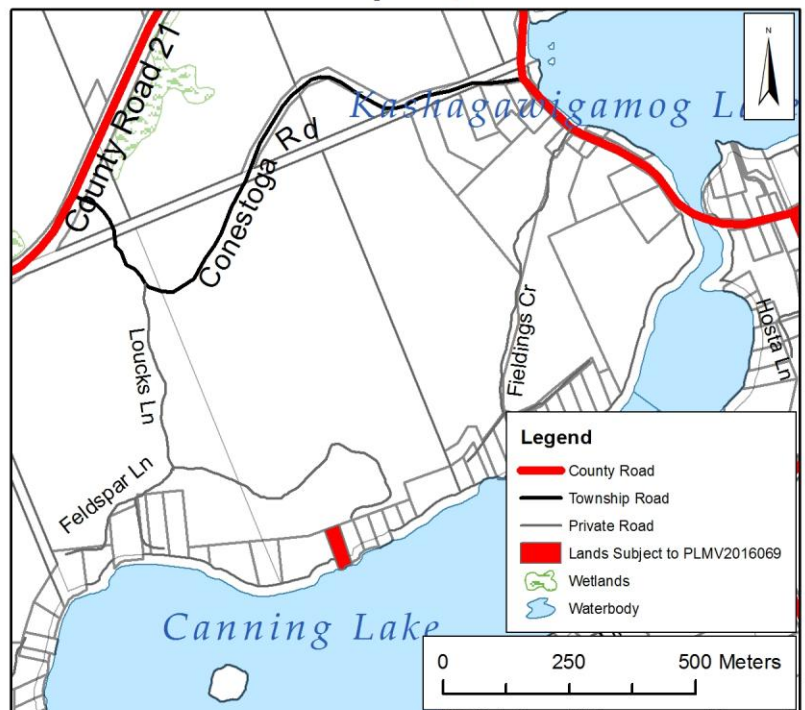
To provide input in writing, or to request written notice of the decision, please contact the undersigned or e-mail iclending@minden hills.ca. If you do not make a written submission prior to a decision, or make an oral submission at the Public Hearing, and subsequently submit an appeal of the decision, the Ontario Municipal Board may dismiss the appeal.

Additional information regarding this application is available online at www.minden hills.ca. A copy of the complete application will be available for public inspection at the Township of Minden Hills Building and Planning Department during normal office hours Monday to Friday 8:30 a.m. to 4:30 p.m.

Dated this 16th day of February, 2017.

Ian Clending, MPI.
Secretary-Treasurer, Committee of Adjustment
P.O. Box 359, 7 Milne Street, Minden ON., K0M 2K0

Key Map



PLAN OF SURVEY OF
**PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
 IN FRONT OF LOT 17, CONCESSION 2**
GEOGRAPHIC TOWNSHIP OF MINDEN
MUNICIPALITY OF MINDEN HILLS
COUNTY OF HALIBURTON
HARRY CURRY BISHOP O.L.S., C.L.S.



NOTE

1. ALL ELEVATIONS SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE OUTLET OF CANNING LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 FT.
2. CANNING LAKE IS ARTIFICIALLY REGULATED TO CONTOUR OF ELEVATION 105.0 FT. (ARBITRARY DATUM).
3. CONTOUR OF ELEVATION 101.5 FT. (ARBITRARY DATUM) SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE HIGH WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF MINDEN.
4. THE CONTOURS OF ELEVATION OF BOTH THE ORIGINAL AND REGULATED HIGH WATER MARKS AS SHOWN HEREON HAVE BEEN DETERMINED FROM DATA SUPPLIED BY PARKS CANADA WHICH IS OF RECORD IN THE OFFICES OF PAUL WILSON SURVEYING LTD.
5. ALL HIGH WATER MARK TIES ARE PERPENDICULAR TO THE TRAVERSE LINE UNLESS INDICATED OTHERWISE.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT

PLAN 19R-
 RECEIVED AND DEPOSITED

DATE _____ PAUL WILSON

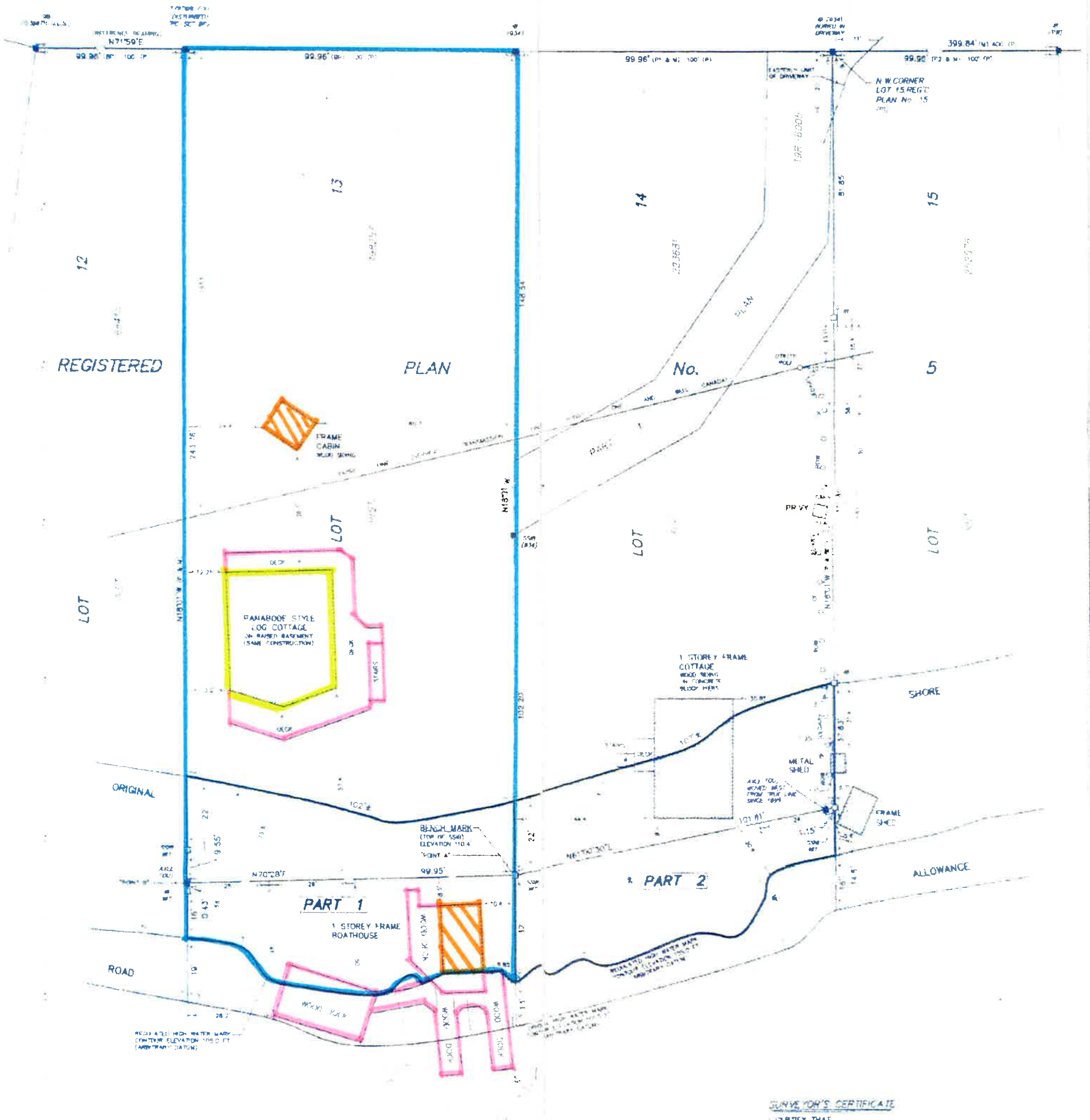
IMPERIAL: DISTANCES SHOWN HEREON ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALIBURTON (No. 19)

SCHEDULE

PART	LOCATION	PART OF INSTRUMENT	AREA
1	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOT 17, CONCESSION 2		0.12 Ac. ±
2			0.13 Ac. ±

LOT 17 CONCESSION 2



SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED JUNE 9, 2016.

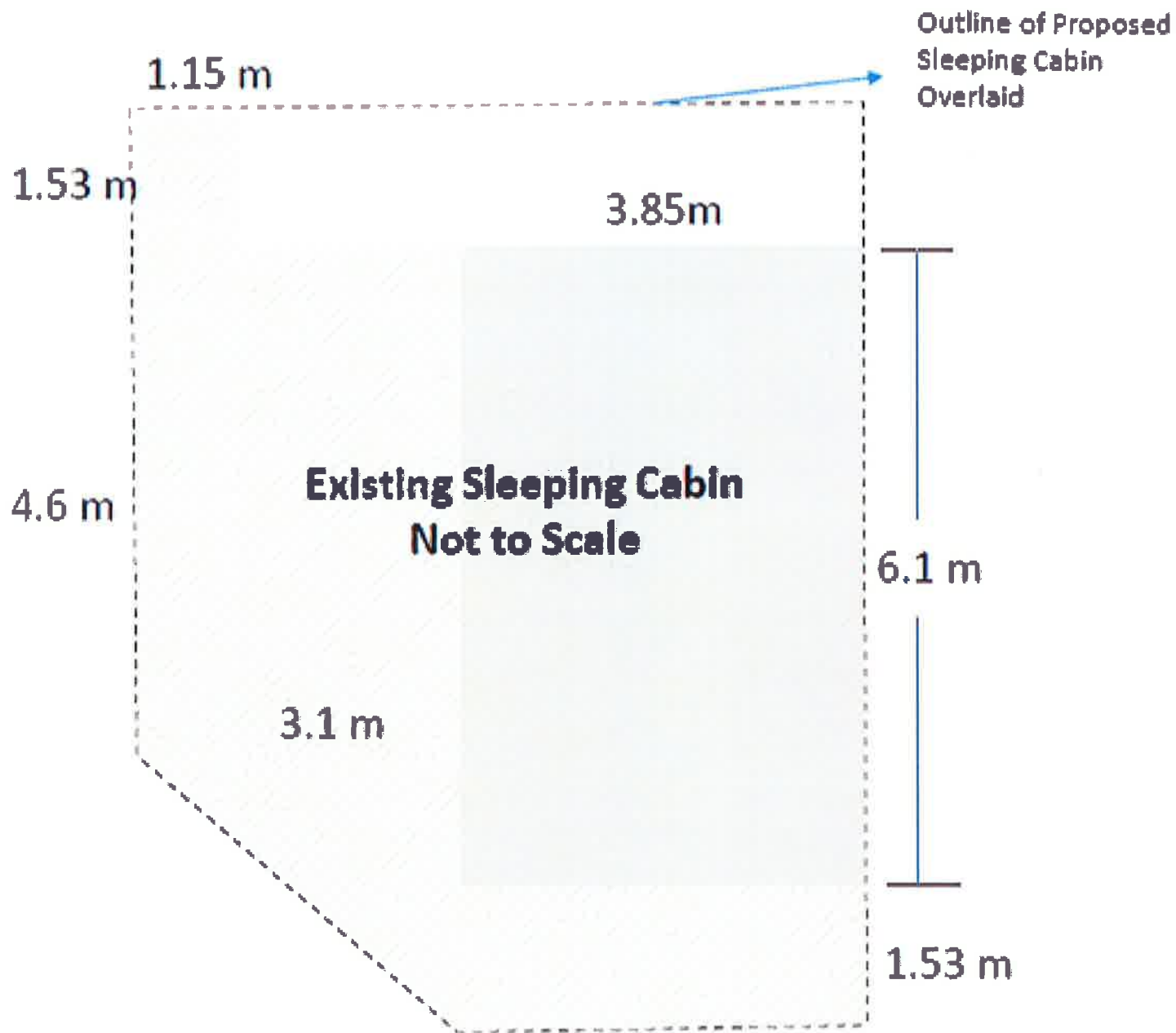
HALIBURTON, ONTARIO
 AUGUST 11, 2016

H. CURRY BISHOP
 ONTARIO LAND SURVEYOR

TITLE	Sketch for Planning Purposes: Existing Development
DATE	November 3, 2016
PREPARED BY	Marie Poirier Planning & Associates 3 - 2876 Highway 60, P.O. Box 216 Dwight, ON POA 1H0

	PROPERTY BOUNDARY
	DWELLING
	SLEEPING CABIN
	DECKS/DOCKS

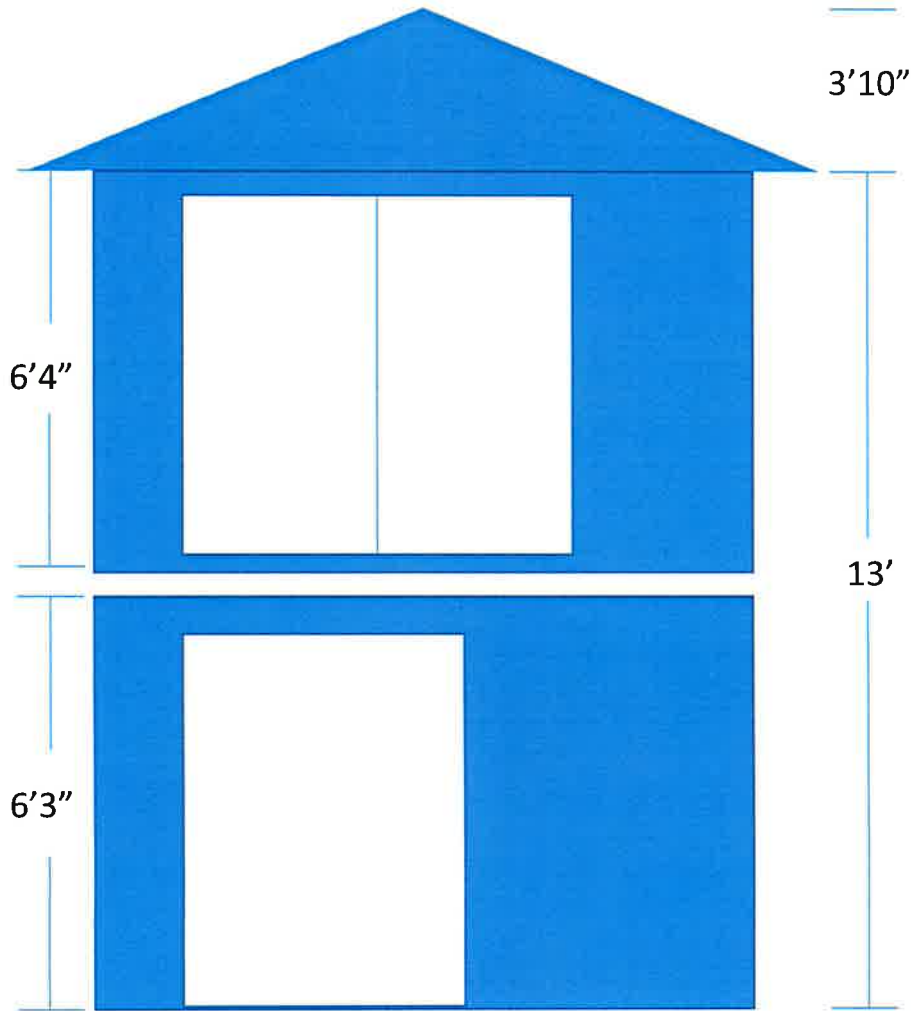
PAUL WILSON SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 BOX 309 HALIBURTON, ONTARIO K0M 1S3 (705) 457-2811
 BOX 329 MINDEN, ONTARIO K0M 2Y0 (705) 288-2881



Building Coverage: 23.5 m²
 Deck Coverage: 26.63 m²
 Total Coverage: 50.13 m²

AS CURRENTLY STANDS
Building Facing Water

Very Low entering
The building. Hit your
head



The entire
basement is very
low.

PLAN OF SURVEY OF
**PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
 IN FRONT OF LOT 17, CONCESSION 2**
GEOGRAPHIC TOWNSHIP OF MINDEN
MUNICIPALITY OF MINDEN HILLS
COUNTY OF HALBURTON
HARRY CURRY BISHOP O.L.S., C.L.S.



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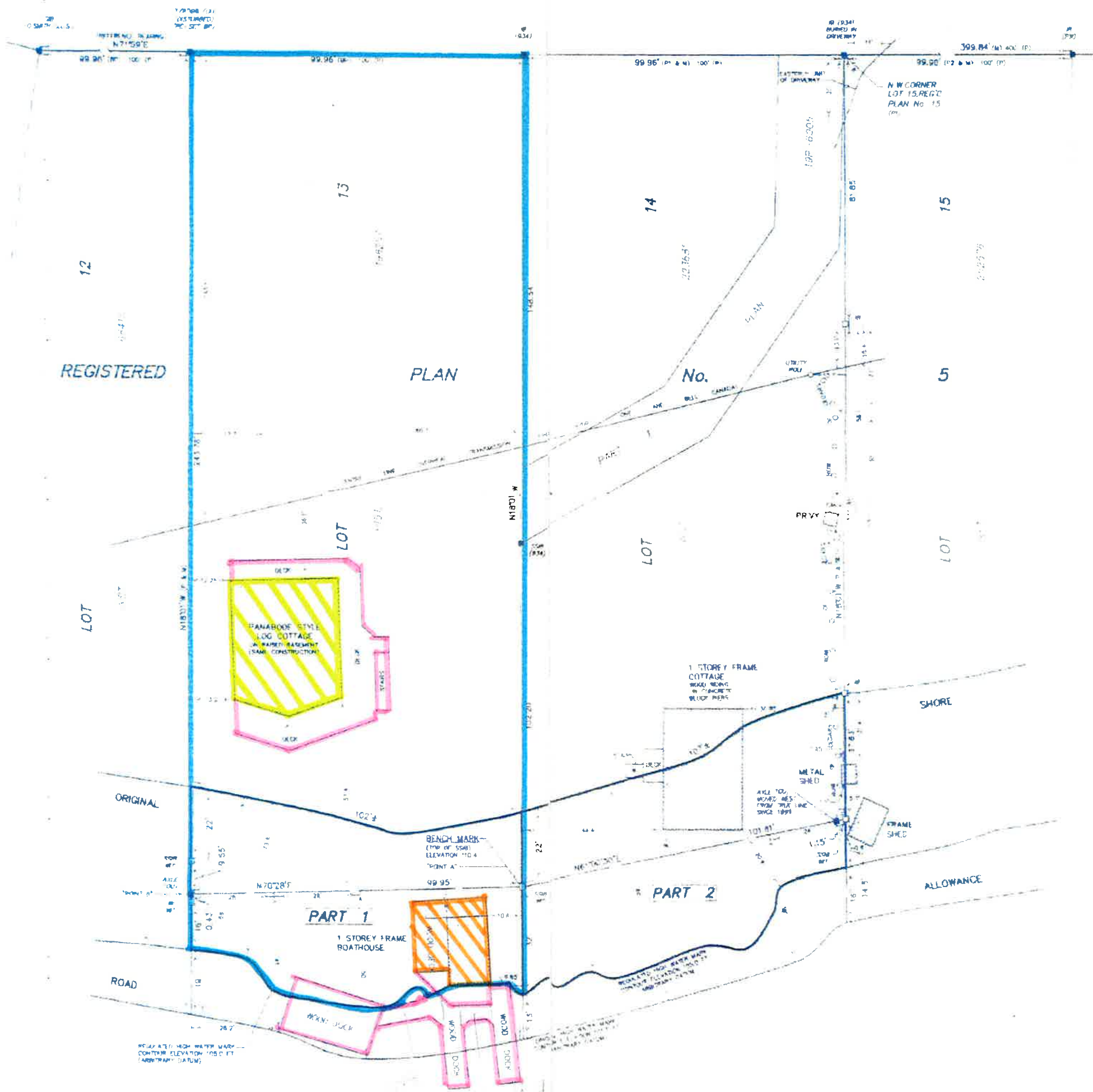
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LAND REGISTRAR FOR THE REGISTRY DIVISION OF HALBURTON (No. 19)

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LOT 17 CONCESSION 2



TITLE Sketch for Planning Purposes:
 Proposed Development
 DATE November 3, 2016
 PREPARED BY Marie Poirier Planning & Associates
 3 - 2876 Highway 60, P.O. Box 216
 Dwight, ON POA 1H0

CANNING LAKE

	PROPERTY BOUNDARY
	DWELLING
	SLEEPING CABIN
	DECKS/DOCKS

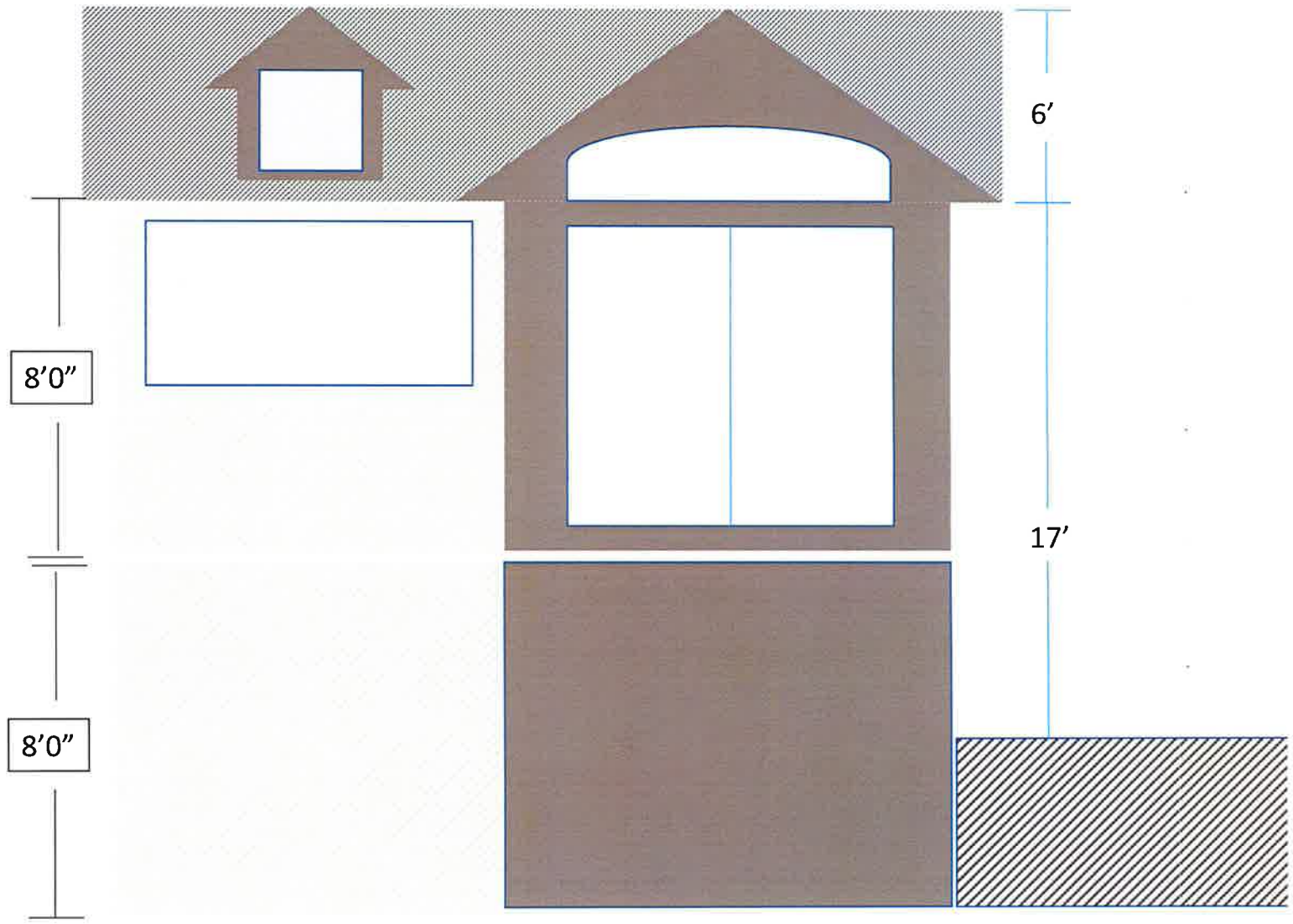
SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM
 2. THIS SURVEY WAS COMPLETED JUNE 8, 2004

HALBURTON, ONTARIO
 AUGUST 11, 2005

H. CURRY BISHOP
 ONTARIO LAND SURVEYOR

PAUL WILSON SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 BOX 309 HALBURTON, ONTARIO K0M 1S0 (705) 457-2811
 BOX 329 MINDEN, ONTARIO K0M 2W0 (705) 206-1111

PROPOSED
Building Facing Water
NOT TO SCALE



Sleeping Cabin
PROPOSED

1.82m

2.43m

Lake
Side

.3m

Deck

2.43m

7.63m

5.55 m

Below Grade

Dock

Drawing
Not to Scale

