

**NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING**  
**PROPOSED ZONING BY-LAW AMENDMENT**  
**PLZBA2020011 – REVISED PROPOSAL**

**TAKE NOTICE** that the Township of Minden Hills has received a complete application to amend the Township’s Zoning By-law No. 06-10 pursuant to Section 34 of the *Planning Act*, RSO 1990, Chpt. P. 13, as amended. The site specific amendment applies to property municipally known as **112 Bobcaygeon Road** and located in Plan 1, Lots 5 & 6, in the Geographic Township of Minden (see Key Map below).

**AND TAKE NOTICE** that Council for The Corporation of the Township of Minden Hills will be holding an additional public meeting under Section 34 of the Planning Act. The purpose of the public meetings are to provide the public with an opportunity to understand and comment on the proposed Amendment.

**PURPOSE AND EFFECT:** The subject property is presently zoned Village Commercial (C4). The purpose of the zoning by-law amendment is to change the zoning to the site specific Village Commercial Exception Four (C4-4) Zone in order to permit five (5) dwelling units as an additional permitted use of the property. A previous proposal requested three (3) dwelling units.

**DATE AND LOCATION OF PUBLIC MEETINGS:**

Date: Thursday, March 12, 2020  
 Time: 9:00 AM  
 Location: Council Chambers,  
 7 Milne Street,  
 Minden, Ontario

Date: Thursday, March 26, 2020  
 Time: 9:00 AM  
 Location: Council Chambers,  
 7 Milne Street,  
 Minden, Ontario

**ADDITIONAL INFORMATION**

regarding the proposed Amendment is available to the public for inspection at the Municipal Office located at 7 Milne Street during normal office hours and online at [www.mindenhills.ca/newsroom](http://www.mindenhills.ca/newsroom). For more information about this matter, including information about preserving your appeal rights, contact the undersigned at [iclending@mindenhills.ca](mailto:iclending@mindenhills.ca) or by phone at 705-286-1260 (ext.206).

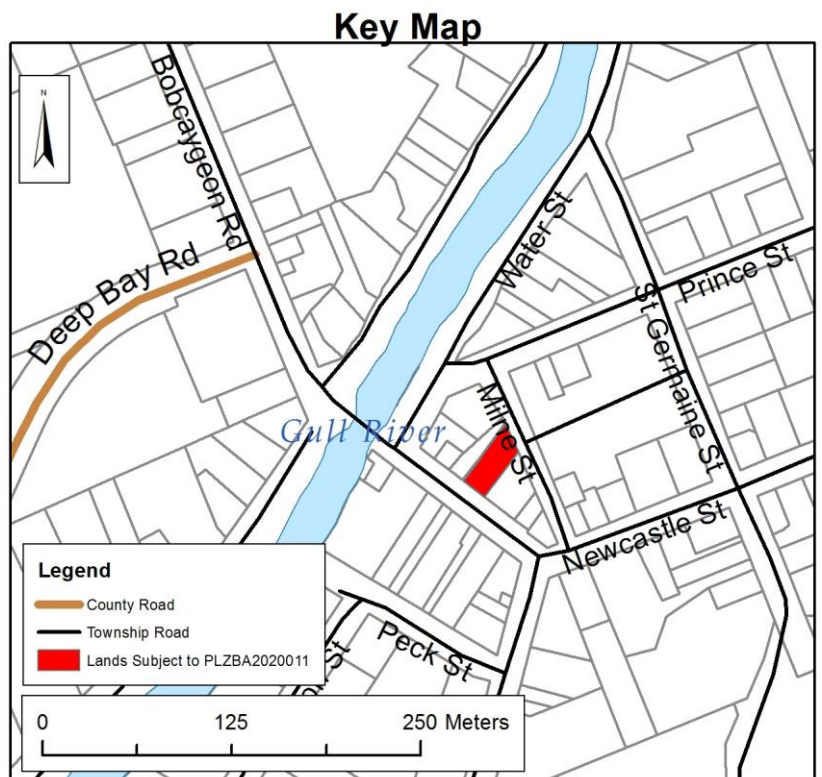
**ANY PERSON MAY ATTEND** the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.

**IF YOU WISH TO BE NOTIFIED OF THE DECISION** of the Township of Minden Hills in respect to the proposed amendment, you must make a written request to the Clerk of the Township of Minden Hills at the address below.

**IF A PERSON OR PUBLIC BODY DOES NOT** make oral submissions at a public meeting, or make written submissions to the Council for the Corporation of the Township of Minden Hills before the proposed by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeals Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

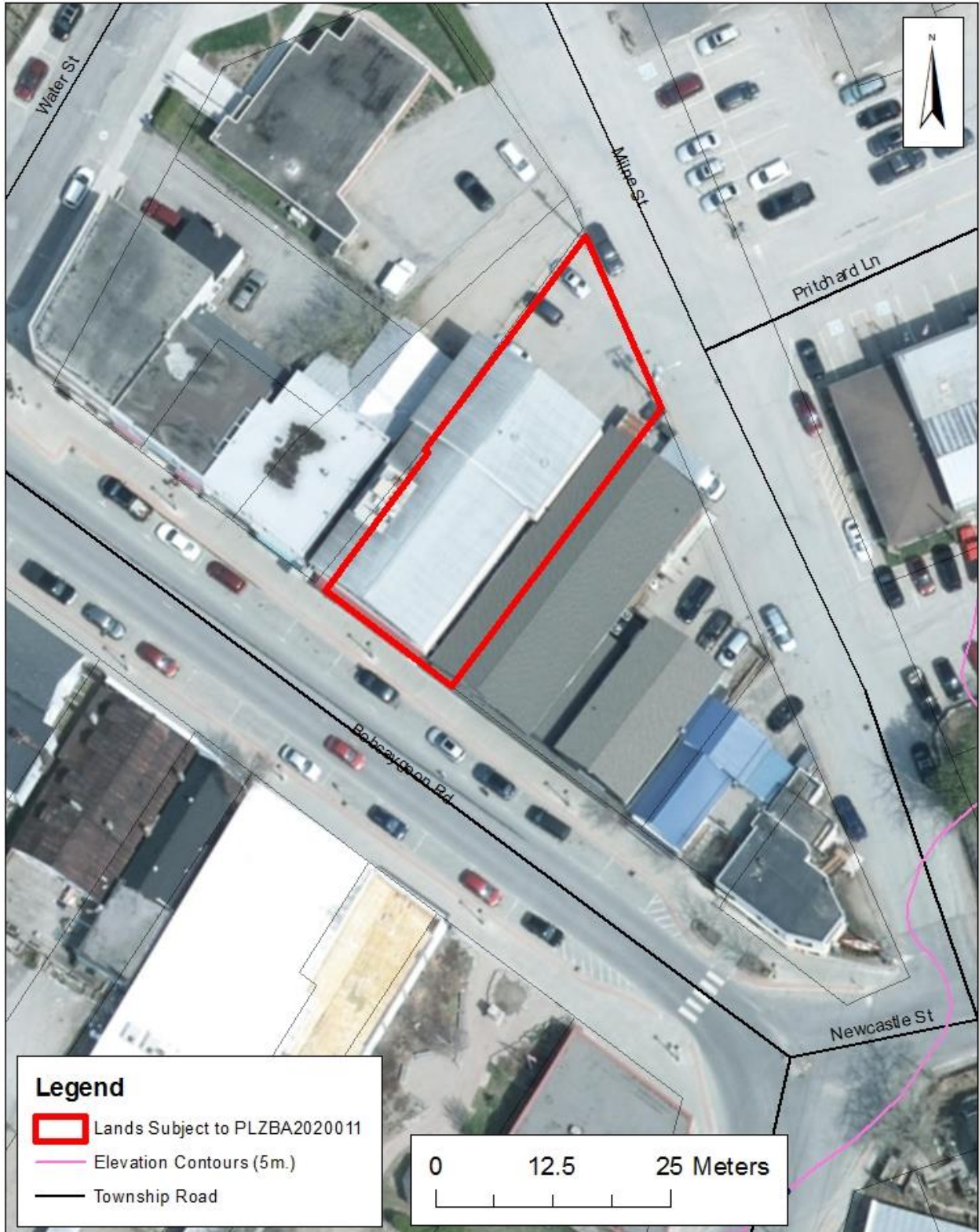
**ACCESSIBILITY:** The Township of Minden Hills is committed to providing services as set out in the Accessibility for Ontarians with Disabilities Act, 2005. If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

**PRIVACY DISCLOSURE:** As one of the purposes of the Planning Act is to provide for planning processes that are open and accessible, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and may be disclosed/made available by the Township as deemed appropriate, including anyone



requesting such information. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.

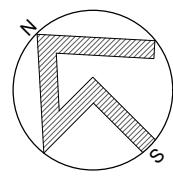
### Aerial View



**DATED** this 5<sup>th</sup> day of March, 2020  
 Ian Clendening, MPI., Planner

Township of Minden Hills, 7 Milne Street, P.O. Box 359, Minden, ON, K0M 2K0

We cannot guarantee the exact time the Public Meeting will commence as the time may vary depending on the number of items on the agenda and the complexity of each matter brought forward.



**CONSTRUCTION ASSEMBLIES**

- (W1) W-30, 1 HR. FIRE RATING - 48 STC
- (W2) 1" TYPE X GYP. BOARD BOTH SIDES
- (W3) 1" TYPE X GYP. BOARD BOTH SIDES
- (W4) 1" TYPE X GYP. BOARD BOTH SIDES
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**SYMBOLS LEGEND**

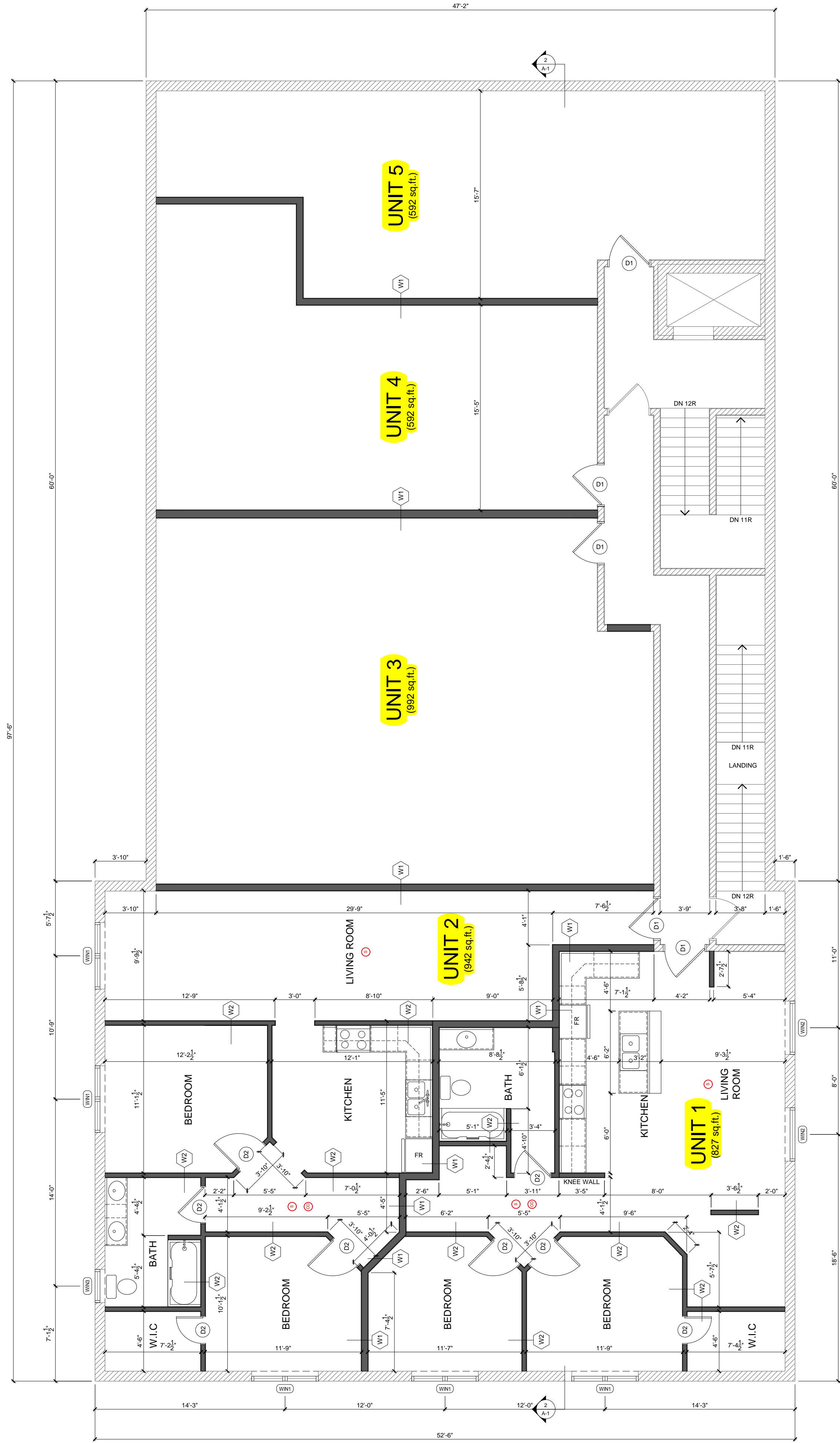
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**DOOR SCHEDULE**

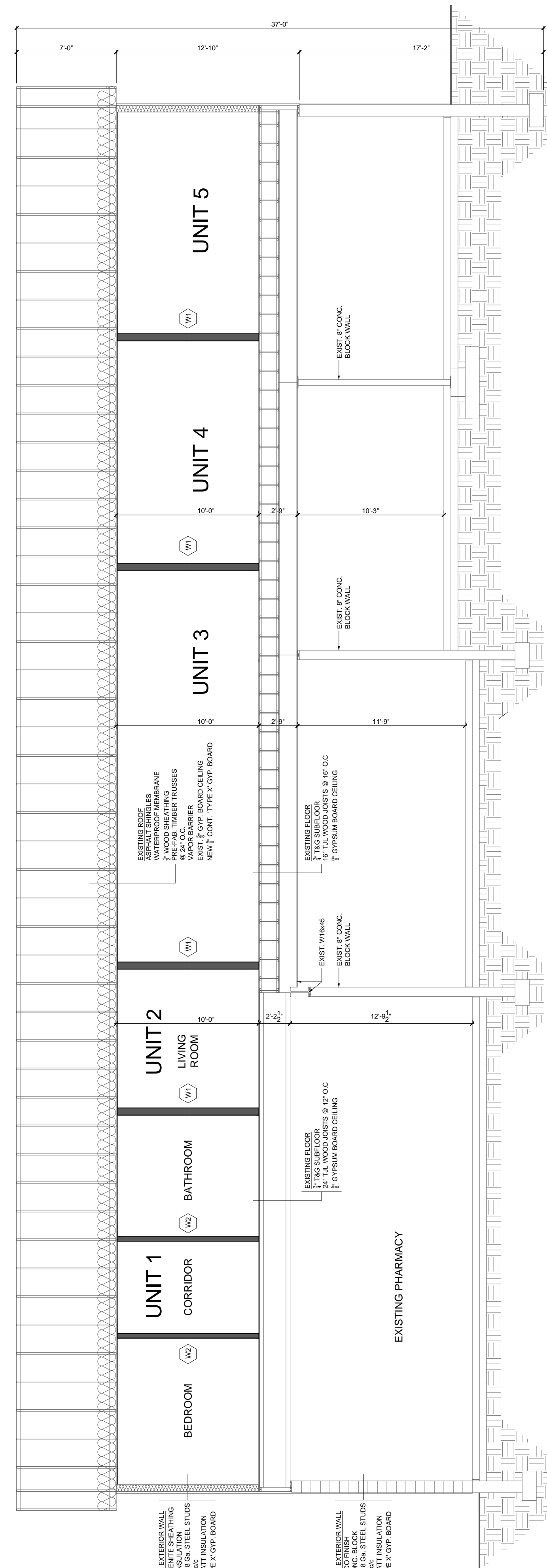
TYPE	DESCRIPTION	LINTEL	F.R.R.	NOTES
(D1)	36"x60" INSULATED STEEL DOOR	2'-2"x6" SPPF2	20 Min.	
(D2)	32"x60" 6 PANEL WOOD DOOR	2'-2"x4" SPPF2		

**WINDOW SCHEDULE**

TYPE	DESCRIPTION	LINTEL	NOTES
(W1)	60"x48" VINYL CASEMENT	2'-2"x6" SPPF2	EGRESS WINDOW
(W2)	48"x48" VINYL SINGLE HUNG	2'-2"x6" SPPF2	
(W3)	24"x36" VINYL SINGLE HUNG	2'-2"x6" SPPF2	



1 SECOND FLOOR PLAN  
3/16" = 1'-0"



2 BUILDING SECTION  
3/16" = 1'-0"

**DRAWING NOTES**

- This plan is property of Kawartha Lakes Drafting and Design and shall not be reproduced by anyone by any method in whole or in part without written permission.
- The owner/contractor shall be responsible for getting all required approvals and permits prior to construction.
- All materials, methods of construction and workmanship shall be in compliance with CMHC requirements, the Ontario Building Code (latest edition-0 Reg. 332/12 & all subsequent amendments), the National Building Code and all local by-laws.
- Prior to proceeding with construction, the owner/contractor shall check and verify all information, dimensions and specifications of this plan. Any discrepancies shall be reported to Kawartha Lakes Drafting & Design at once.
- Written dimensions always take precedence over scaled measurements. Do not scale drawings.
- The owner/contractor shall be responsible for correct siting of the house on the property. The owner/contractor shall confirm all required setbacks prior to construction. Any conflicts shall be reported to Kawartha Lakes Drafting & Design at once.
- Any structure noted "Design by others" is the responsibility of the owner/contractor and shall supply the information while submitting the plans for permit. The structural information shall be designed by a structural engineer or a person deemed qualified by the local building official.
- Wood framing spans are taken from the span tables provided by the Canadian Wood Council (2009 Edition: The Span Book) & are in accordance with CSA 086.1 "Engineering Design in Wood" (Limits States Design), Part 9 NBCC criteria and OBC 2012 appendix.
- All dimensions are taken from the face of the framing members and from the exterior face of ICF insulation. Dimensions do not include interior or exterior sheathing or finishes.

**QUALIFICATION INFORMATION**

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

DESIGNER J. PITCHER 33047  
NAME BCIN

**REGISTRATION INFORMATION**

Required unless designer is exempt under 2.17.5.1 of the building code  
FIRM KAWARTHA LAKES DRAFTING & DESIGN 36422  
NAME BCIN

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY	JP	02/14/20
2	PRELIMINARY	JP	02/25/20

**PROJECT PARTNER**

**PROJECT DESIGN FIRM**



**PROJECT DESCRIPTION**

**SECOND FLOOR RENOVATION**

112 BOBCAYGEON ROAD, MINDEN, ONTARIO

**DWG. NAME**

**SECOND FLOOR PLAN & BUILDING SECTION**

**DATE**

02/25/20

**DRAWN BY**

JP

**SCALE**

AS SHOWN

**CHECKED BY**

JP

**PROJECT No.**

20-002

**DRAWING No.**

A-1