

THE TOWNSHIP OF MINDEN HILLS

IN SEASON, EVERY SEASON

COMMITTEE OF ADJUSTMENT - NOTICE OF PUBLIC HEARING APPLICATION FOR MINOR VARIANCE PLMV2018059

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

DATE: Monday, September 24, 2018
TIME: 9:30 AM
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. PLMV2018059) 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 25, Concession 3, Geographic Township of Minden; municipally known as 1813 Kashagawigamog Lake Road; and located on Kashagawigamog Lake (see Key Map).

Purpose and Effect of the Application: To permit a reduced lot frontage and area of the severed and retained lots. Recently, provisional consent H-029/17 was granted to permit a severance for the creation of a new lot (in conjunction with H-030/17). The effect of the variance would allow for the 'severed' lot to have 23.8m. (78'1") lot frontage with a lot area of 0.25 ha. (0.63 ac.); and, for the 'retained' lot to have 45.4m. (148'11") of lot frontage.

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 Local Planning Appeal Tribunal 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 AM to 4:30 PM

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.

Dated this 13th day of September, 2018.

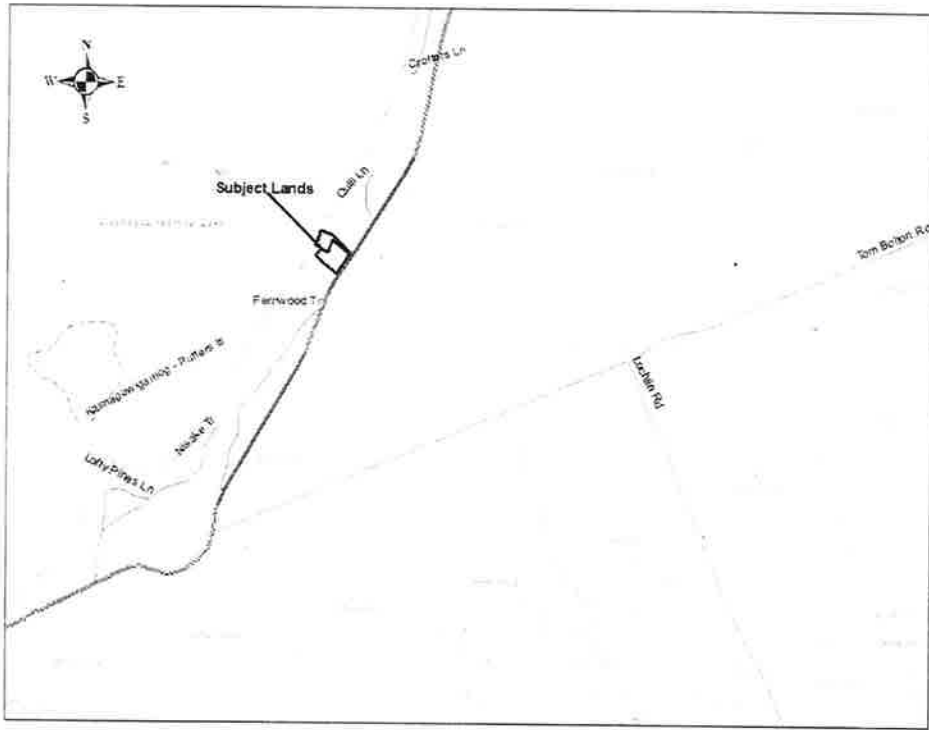
Ian Clending, MPI., ACST
Secretary-Treasurer to the Committee of Adjustment
P.O. Box 359, 7 Milne Street, Minden ON., K0M 2K0

Key Map



Aerial View



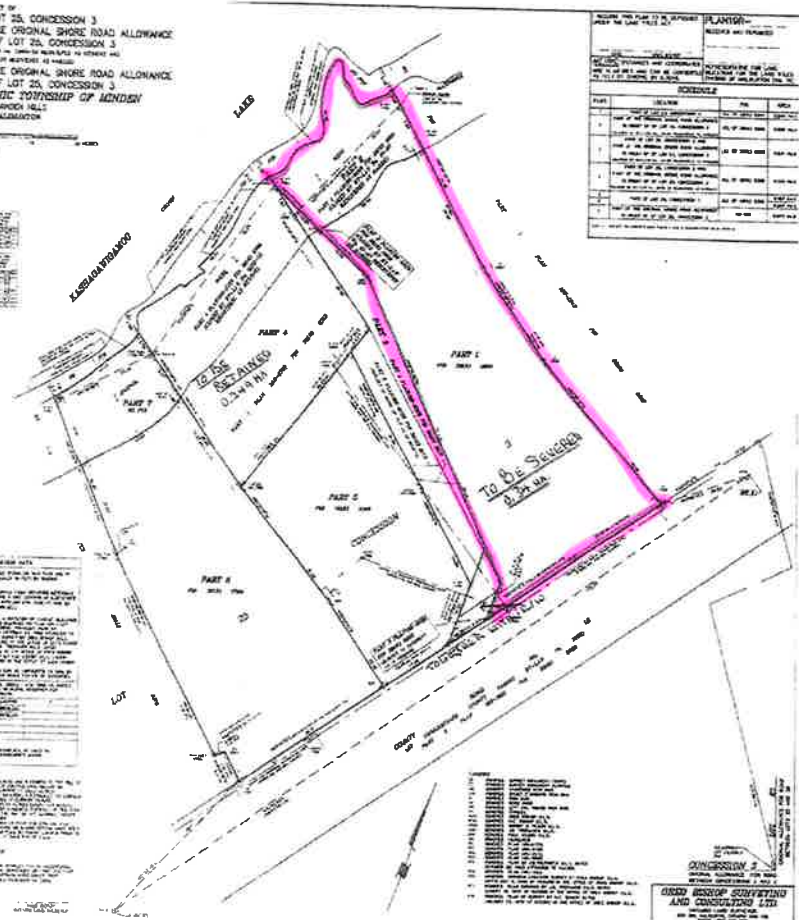


MAP OF PART OF
 PART OF LOT 25, CONVESSION 3
 PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
 IN FRONT OF LOT 25, CONVESSION 3
 PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
 IN FRONT OF LOT 25, CONVESSION 3
 300' WIDE TOWNSHIP OF MENDEN
 TOWNSHIP OF MENDEN
 COUNTY OF HALLOWELL
 SCALE: 1" = 40'

NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...

OFFICIAL NOTICE
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original map as filed in my office, and that the same has been duly recorded in the office of the County Clerk of the County of Hallowell, Maine.

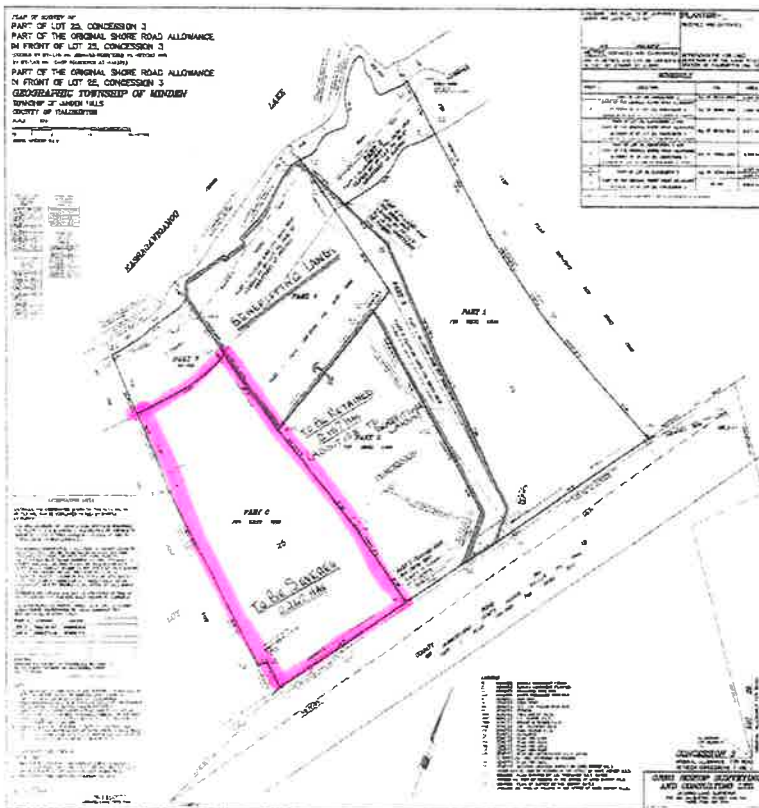
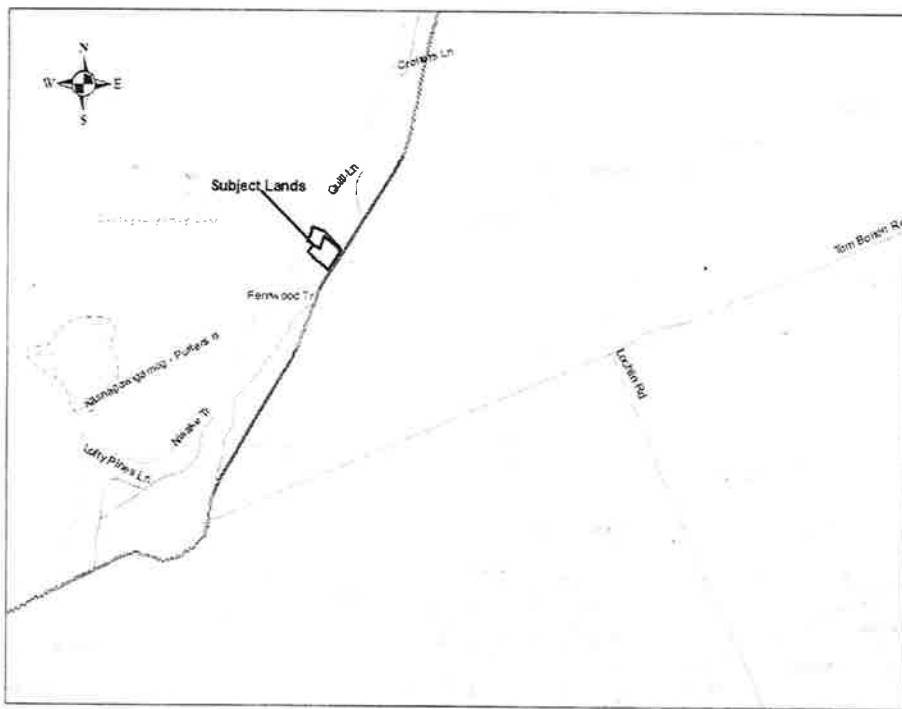
NOTARY PUBLIC
 STATE OF MAINE
 My Comm. Expires: 12/31/2024



PLAN		PLAN	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	...	1	...
2	...	2	...
3	...	3	...
4	...	4	...
5	...	5	...
6	...	6	...
7	...	7	...
8	...	8	...
9	...	9	...
10	...	10	...

NOTARY PUBLIC
 STATE OF MAINE
 My Comm. Expires: 12/31/2024

CONVESSION 2
 CONVESSION 1
 CONVESSION 3



SITE DEVELOPMENT PLAN OF
PART OF LOT 25, CONCESSION 3
PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT OF LOT 25, CONCESSION 3
 (CLOSED BY BY-LAW No. 2000-53 REGISTERED AS H231042 AND
 BY BY-LAW No. 10-07 REGISTERED AS H48339)
GEOGRAPHIC TOWNSHIP OF MINDEN
COUNTY OF HALIBURTON
 SCALE 1 : 300

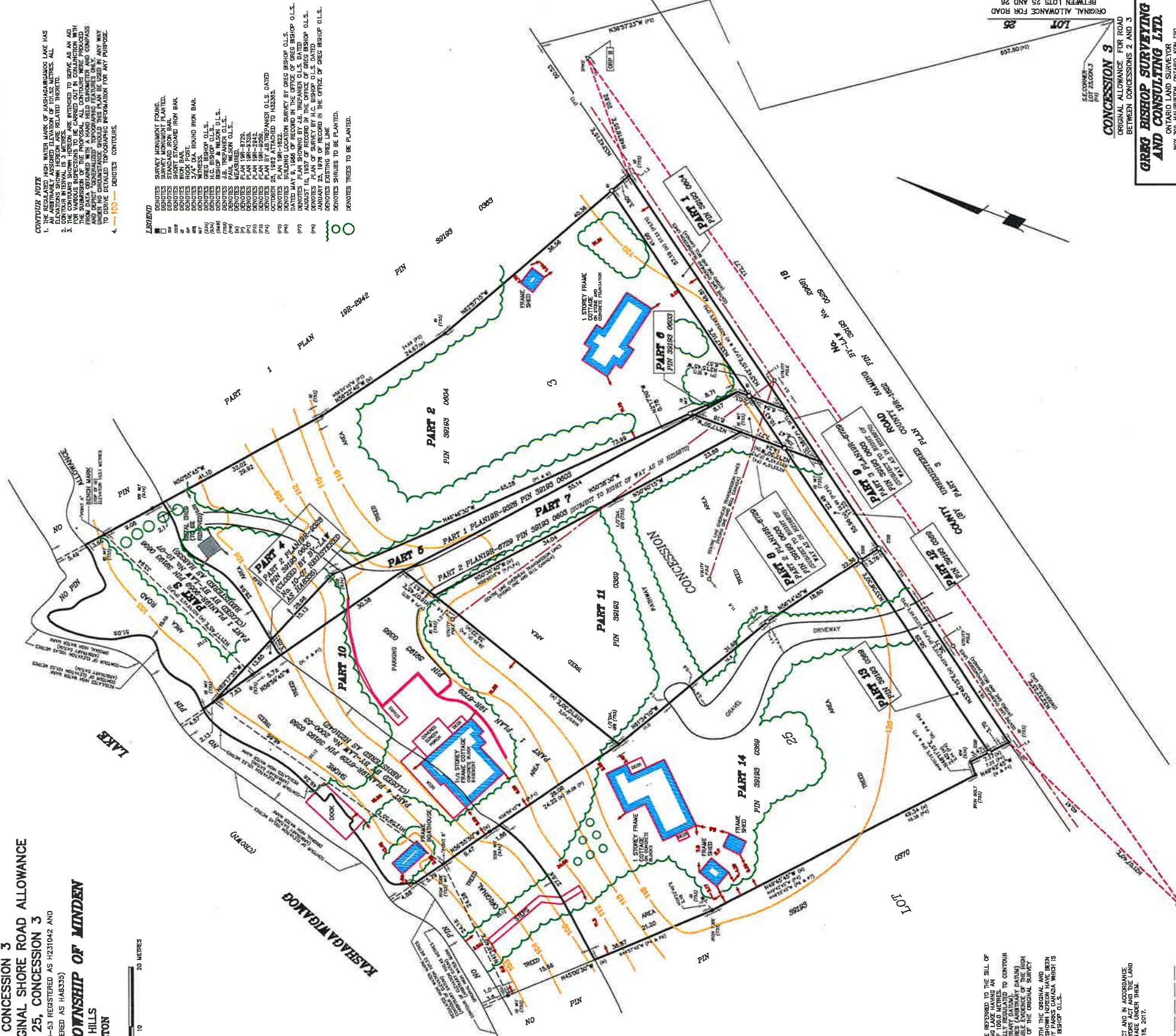


OREGON BISHOP O.L.S.

REMARKS	DATE	BY
PRELIMINARY PLAN	2017	OREGON BISHOP
REVISED PLAN	2017	OREGON BISHOP
FINAL PLAN	2017	OREGON BISHOP

REMARKS	DATE	BY
REVISION 1	2017	OREGON BISHOP
REVISION 2	2017	OREGON BISHOP
REVISION 3	2017	OREGON BISHOP
REVISION 4	2017	OREGON BISHOP
REVISION 5	2017	OREGON BISHOP
REVISION 6	2017	OREGON BISHOP
REVISION 7	2017	OREGON BISHOP
REVISION 8	2017	OREGON BISHOP
REVISION 9	2017	OREGON BISHOP
REVISION 10	2017	OREGON BISHOP
REVISION 11	2017	OREGON BISHOP
REVISION 12	2017	OREGON BISHOP
REVISION 13	2017	OREGON BISHOP
REVISION 14	2017	OREGON BISHOP
REVISION 15	2017	OREGON BISHOP
REVISION 16	2017	OREGON BISHOP
REVISION 17	2017	OREGON BISHOP
REVISION 18	2017	OREGON BISHOP
REVISION 19	2017	OREGON BISHOP
REVISION 20	2017	OREGON BISHOP

- CONTOUR NOTE**
- THE REGULATED HIGH WATER MARK OF WASHAGAMOUS LAKE HAS BEEN ESTABLISHED BY SURVEY. ALL ELEVATIONS SHOWN THEREON ARE RELATED THERETO.
 - THE CONTOUR SPACING INTERVALS ARE INTENDED TO SERVE AS AN AID FOR VARIOUS INSPECTIONS TO BE CARRIED OUT IN CONJUNCTION WITH THE SURVEY. THESE INTERVALS ARE NOT TO BE CONSIDERED AS A BASIS FOR DATA OBTAINED WITH A HAND HELD LEVEL, CHAIN, AND COMPASS. SUCH DATA SHOULD BE CORRECTED TO THE REGULATED HIGH WATER MARK AND CONSIDERED AS APPROXIMATE. THIS PLAN IS TO BE USED IN ANY WAY TO OBTAIN DETAILED TOPOGRAPHIC INFORMATION FOR ANY PURPOSE.
 - 10' --- DENOTES CONTOURS.
- LEGEND**
- DENOTES SURVEY MONUMENT FRAME.
 - DENOTES MONUMENT TO BE PLANTED.
 - DENOTES SHORT STANDARD IRON BAR.
 - DENOTES ROUND IRON BAR.
 - DENOTES ROUND IRON BAR.
 - DENOTES WITNESS.
 - DENOTES OREGON BISHOP O.L.S.
 - DENOTES BISHOP & WILSON O.L.S.
 - DENOTES FULL WILSON O.L.S.
 - DENOTES MEASURED.
 - DENOTES PLAN 188-3242.
 - DENOTES PLAN 188-3242.
 - DENOTES PLAN BY ASTROPHOTOPHER O.L.S. DATED 1982.
 - DENOTES PLAN BY ASTROPHOTOPHER O.L.S. DATED 1982.
 - DENOTES BUILDING LOCATION SURVEY BY OREGON BISHOP O.L.S. DATED 1978.
 - DENOTES PLAN SHOWN BY ASTROPHOTOPHER O.L.S. DATED AUGUST 10, 1957 OF RECORD IN THE OFFICE OF OREGON BISHOP O.L.S.
 - DENOTES PLAN SHOWN BY ASTROPHOTOPHER O.L.S. DATED JANUARY 25, 1978 OF RECORD IN THE OFFICE OF OREGON BISHOP O.L.S.
 - DENOTES EXISTING TREE LINE.
 - DENOTES SHRUBS TO BE PLANTED.
 - DENOTES TREES TO BE PLANTED.



- NOTE**
- THE BOUNDARIES SHOWN HEREON ARE REFERRED TO THE SILL OF THE DAM AT THE POINT OF CANNING LAKE HAVING AN ARBITRARILY ASSIGNED ELEVATION OF 100.0 METRES.
 - CONTOUR SPACING INTERVALS ARE 10 METRES.
 - CONTOUR SPACING INTERVALS ARE 10 METRES.
 - WATER MARK EXISTING AT THE TIME OF THE ORIGINAL SURVEY IS SHOWN HERE AT THE MOST PROBABLE ELEVATION OF 100.0 METRES.
 - THE CONTOURS OF ELEVATION OF BOTH THE ORIGINAL AND REGULATED HIGH WATER MARKS SHOWN ON THIS PLAN HAVE BEEN ESTABLISHED BY SURVEY AND ARE REFERRED TO THE OFFICE OF OREGON BISHOP O.L.S.
 - BEARINGS ARE GEODETIC.

SURVEYORS CERTIFICATE

I, OREGON BISHOP, SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND SURVEY REGULATIONS AND THAT THE SURVEY WAS COMPLETED ON JULY 14, 2017.

DATE: JULY 14, 2017
 OREGON BISHOP, SURVEYOR
 HALIBURTON, ONTARIO.

METRIC: DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CONCESSION 3
 ORIGINAL ALLOWANCE FOR ROAD BETWEEN LOTS 25 AND 26
 ORIGINAL ALLOWANCE FOR ROAD BETWEEN CONCESSIONS 2 AND 3
OREGON BISHOP SURVEYING AND CONSULTING LTD.
 ONTARIO LAND SURVEYOR
 BOX 301, HALIBURTON, ONTARIO, CANADA N0B 1S0