

**Notice of A Public Meeting
To Inform the Public Of A Proposed
Zoning By-Law Amendment**

Receipt of Complete Application

Take Notice that the Municipality of Highlands East has received a complete application to amend Municipal Zoning By-law 2005-29. The application affects lands on Billings Lake located in Part Lot 31, Concession 8 located at 1239 Quartz Lane in the geographic Township of Glamorgan (see attached Key Map). The purpose of the application is to provide an exception from the zone regulation that restricts the size of new buildings and structures in the required shoreline setback.

And Pursuant to Section 34 (10) of the Planning Act, the application file is available for review at the Municipal Office. Please contact the Municipal Clerk to arrange to review this file.

Notice of Public Meeting With Council

Take Notice that the Council for The Corporation of the Municipality of Highlands East will be holding a public meeting under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13 as amended, to allow the public to comment on this application for a proposed Zoning By-law Amendment.

The public meeting is being held for the application described below to enable interested members of the public to understand and comment on the Zoning By-law Amendment.

Date and Location Of Public Meeting

Date: Wednesday, October 3, 2018
Time: 10:30 am
Location: 1101 Holmes Road - the County Library in Wilberforce
Wilberforce, Ontario

Details of The Zoning By-Law Amendment

The purpose of the proposed by-law is to amend the Restricted Area (Zoning) By-Law No. 2005-29 as amended to lands located in Part of Lot 31, Concession 8 (Glamorgan) located at 1239 Quartz Lane. The purpose of the application is to seek an exemption from the zone regulations which limit the expansion of replacement dwellings located within the 20 metre shoreline setback. In this case the proposed replacement dwelling will maintain the existing shoreline setback of 13 metres, but the replacement structure will be higher than the original structure and will also exceed the maximum lateral width for a replacement structure, which is 18 metres. The proposed dwelling (and attached decks) will have a lateral width of 21.7 metres but the new dwelling will be compliant with side yard setbacks.

The proposed zoning by-law amendment would rezone the subject lands to a Limited Service Residential Exception (LSR-81) Zone. If you have questions or require additional information relating to this application please contact the CAO or Clerk at the Municipality of Highlands East Municipal Office in Wilberforce during regular office hours.

Additional Information and Map Of Land Subject To The Application

A key map showing the land to which the proposed amendment applies is provided on this notice and a site plan and building plans are available for review by contacting the Clerk or CAO at the Municipal Office.

The purpose of this meeting is to ensure that sufficient information is made available to enable the public to generally understand the applicant's proposed Zoning By-law Amendment. Any person who attends the meeting shall be afforded an opportunity to make representations in respect of the application.

If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed By-law is approved, the person or public body is not entitled to appeal the decision of Council to the Local Planning Appeal Tribunal.

If a person or public body would otherwise have an ability to appeal the decision of Council of the Municipality of Highlands East to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the Municipality of Highlands East before the by-law is passed, the person or public body is not entitled to appeal the decision.

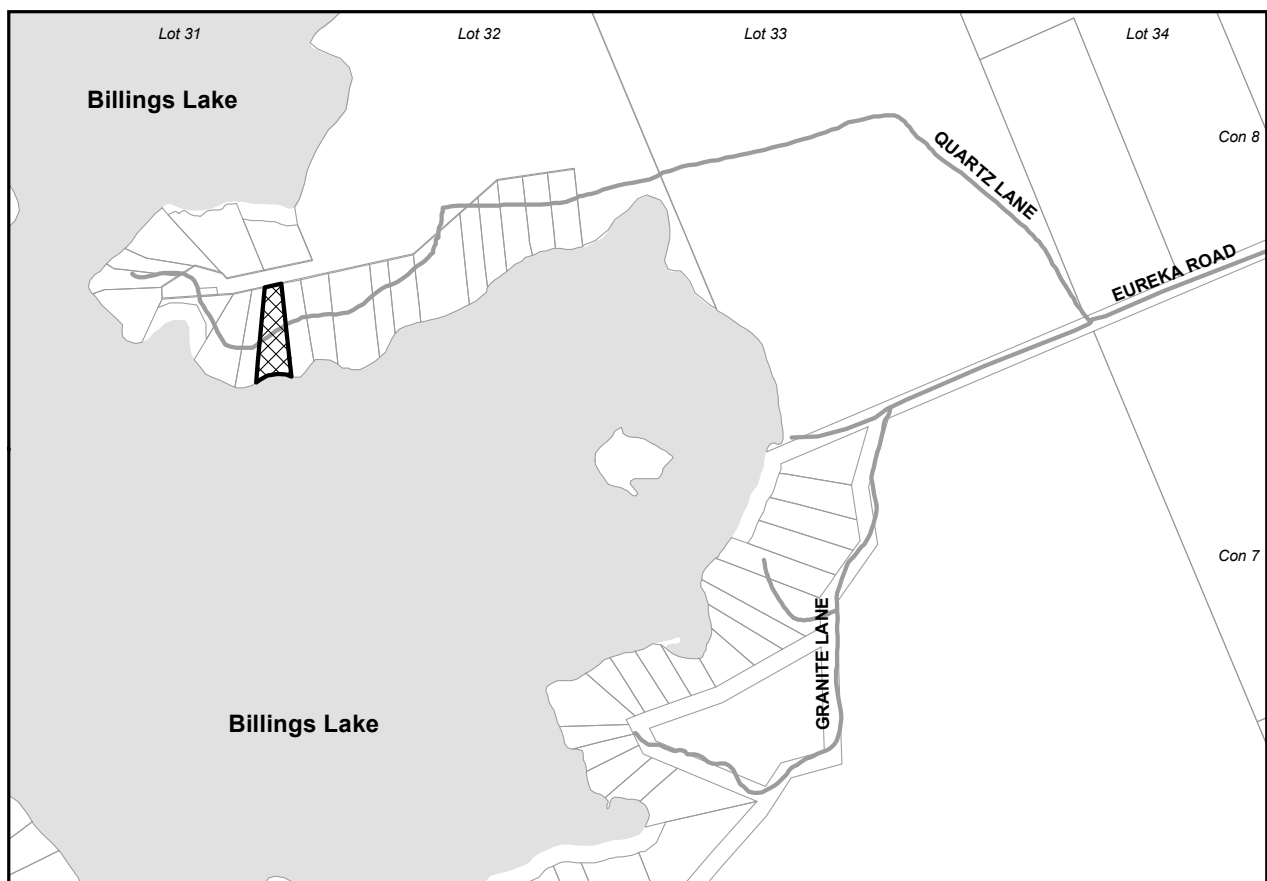
If a person or public body does not make oral submissions at a public meeting or make written submissions to Council before the proposed By-law is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information regarding the proposed amendment is available to the public for inspection at the Municipality of Highlands East Municipal Office located in the community of Wilberforce on Monday to Friday, between the hours of 9:00 a.m. and 4:30 p.m.

Mailing Date of this Notice: September 06, 2018

Robyn Rogers, Clerk - Municipality of Highlands East

Lands Subject To Application For Zoning By-Law Amendment



 Subject Lands