

Committee of Adjustment

NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE
Revised Planning Act, 1990, c. P.13, s. 45 (5); 1994, c. 23, s. 26(1)

- (a) Name of committee (A) Municipality of Tweed - Committee of Adjustment
- (b) Name of Applicant (B) RE: AN APPLICATION BY: 1652724 Ontario Inc.
- (c) Brief description (C) LOCATION OF PROPERTY – 125 Hungerford Rd.
Part of Park Lot 13, Plan 157, Village of Tweed, Municipality of Tweed.

d) As set out in Application PURPOSE OF APPLICATION

To provide relief from Section 14.3 d) iv) of Comprehensive Zoning By-law 2012-30 to reduce the rear yard setback from 24.6 feet to 19.56 feet to allow construction of an 8-unit multiple residential building.

To provide relief from Section 14.3 d) ix) of Comprehensive Zoning By-law 2012-30 to increase lot coverage maximum from 40% to 41% to allow for construction of an 8-unit multiple residential building.

TAKE NOTICE that an application under the above file number will be heard by the committee on the date, and at the time and place shown below.

DATE: **Friday, March 22, 2024** TIME: **10:00 a.m.**

PLACE AND ADDRESS: Municipality of Tweed Council Chambers
255 Metcalf Street, Tweed, ON

PUBLIC HEARING - ANY PERSON may attend the Public Hearing and/or make written or verbal representation either in support of or in opposition to the proposed Minor Variance. Please refer to the information sheet attached entitled 'Public Planning Meetings Participation Guidance' for details on how to participate in the Public Hearing. The public may also choose to attend the Public Hearing through Zoom. You must register in advance by visiting the Meetings & Agendas page and clicking the March 22nd meeting link at:

<https://tweed.ca/meetingsc10>

FAILURE TO ATTEND HEARING - If you do not attend at the 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.

NOTICE OF DECISION - A copy of the decision of the committee will be sent to the applicant and to each person who appeared in person or by counsel at the hearing and who has filed with the secretary-treasurer a written request for notice of the decision.

Dated this 8th day
of March, 2024.

Lucas Wales, Secretary-Treasurer
Municipality of Tweed Committee of Adjustment
Postal Bag 729, 255 Metcalf St.
Tweed, ON K0K 3J0

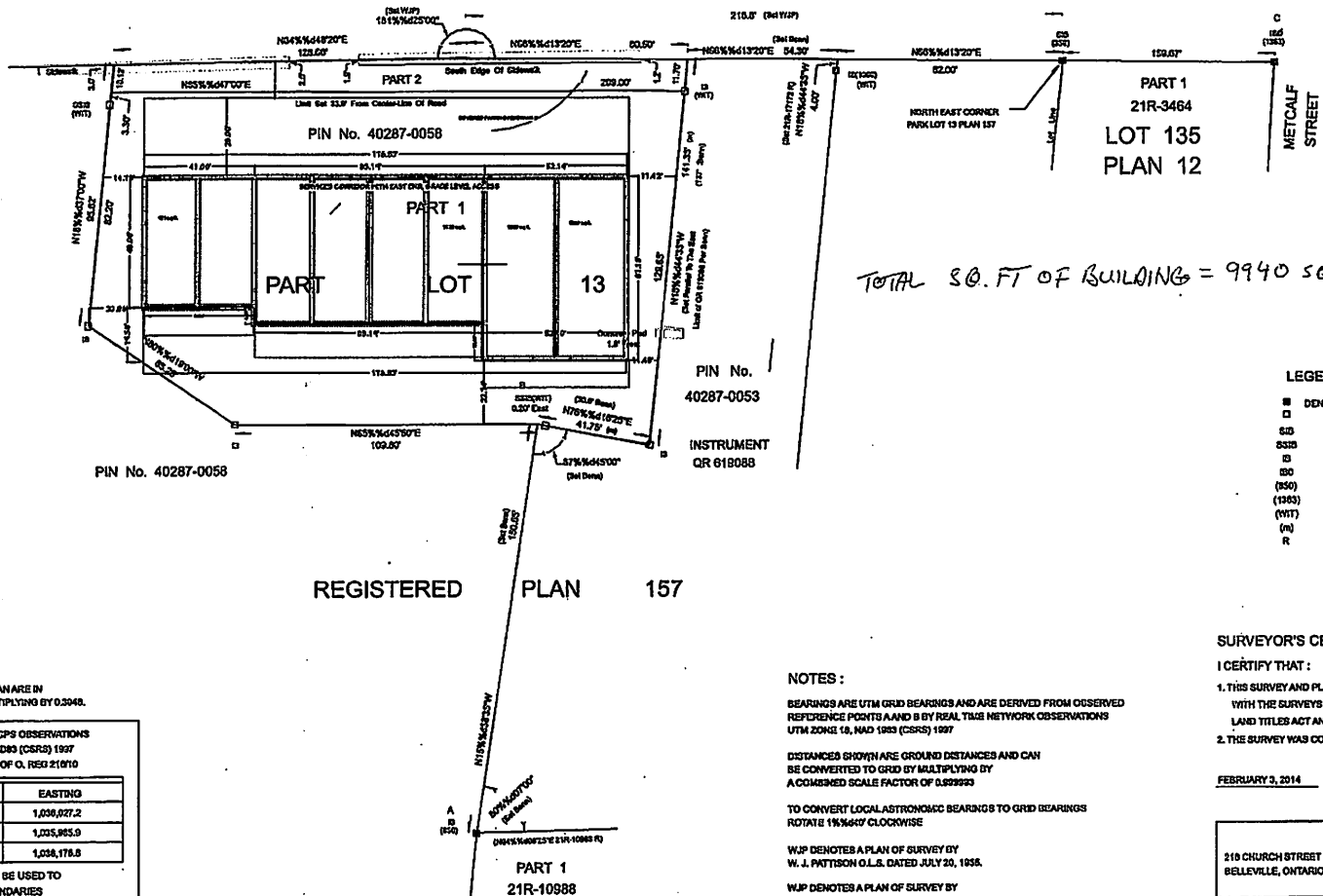
PLAN OF SURVEY

PART OF PARK LOT 13
REGISTERED PLAN 157
TOWNSHIP OF HUNGERFORD
NOW IN THE MUNICIPALITY OF TWEED
COUNTY OF HASTINGS
IMPERIAL SCALE 1" = 30'

KEITH WATSON O.L.S.

DONOTSCALE
FOR PROPOSAL ONLY

HUNGERFORD ROAD (TRAVELLED) PIN No. 40607-0205



SCHEDULE			
PART	DESCRIPTION	PIN No.	AREA
1	PART OF PARK LOT 13 PLAN 157	PART OF PIN No. 40287-0058	0.683 Acres
2	PART OF PARK LOT 13 PLAN 157	PART OF PIN No. 40287-0058	0.058 Acres

PARTS 1 AND 2 - PART OF PIN No. 40287-0058

PLAN 21R-24236

RECEIVED AND DEPOSITED

(Date) JUNE 12 2014

(T MERRITT)

REPRESENTATIVE FOR LAND REGISTRAR
FOR THE LAND TITLES
DIVISION OF HASTINGS (21)

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE LAND TITLES ACT.

(Date) JUNE 12 2014

(KEITH WATSON)

KEITH WATSON
ONTARIO LAND SURVEYOR

IMPERIAL:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN
FEET AND CAN BE CONVERTED TO METERS BY MULTIPLYING BY 0.3048.

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS
USING REAL TIME NETWORK (RTN), UTM ZONE 18, NAD83 (CSRS) 1997
COORDINATES TO RURAL ACCURACY PER SEC. 14 (2) OF O. REG 21/010

POINT ID	NORTHING	EASTING
A	16,109,822.8	1,036,927.2
B	16,109,957.7	1,035,955.9
C	16,109,827.8	1,036,178.8

COORDINATES CANNOT, IN THEMSELVES, BE USED TO
RE-ESTABLISH THE CORNERS OR BOUNDARIES
SHOWN ON THIS PLAN

NOTES:

BEARINGS ARE UTM GRID BEARINGS AND ARE DERIVED FROM OBSERVED
REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATIONS
UTM ZONE 18, NAD 1983 (CSRS) 1997

DISTANCES SHOWN ARE GROUND DISTANCES AND CAN
BE CONVERTED TO GRID BY MULTIPLYING BY
A COMBINED SCALE FACTOR OF 0.999993

TO CONVERT LOCAL ASTRONOMIC BEARINGS TO GRID BEARINGS
ROTATE 1° 16' 40" CLOCKWISE

W.P. DENOTES A PLAN OF SURVEY BY
W. J. PATTISON O.L.S. DATED JULY 20, 1955.

W.P. DENOTES A PLAN OF SURVEY BY
R. BENN, O.L.S. DATED JULY 25, 1983.

LEGEND:

- DENOTED SURVEY MONUMENT FOUND
- SURVEY MONUMENT PLANTED
- SDB STANDARD IRON BAR
- SDBS SHORT STANDARD IRON BAR
- SB IRON BAR
- SB ROUND IRON BAR
- (R50) R. BENN, O.L.S.
- (1983) HUNGE & PICKARD, O.L.S.
- (WIT) WITNESS
- (M) MEASURE
- R ROTATED TO GRID

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 22ND OF JANUARY, 2014.

FEBRUARY 3, 2014

(KEITH WATSON)

KEITH WATSON
ONTARIO LAND SURVEYOR

210 CHURCH STREET
BELLEVILLE, ONTARIO

WATSON
LAND SURVEYORS LTD.

KBN - 3C3
(813) 932 - 9321

1900203

PROJECT N 2 6335-A-11

PROPOSAL ONLY - NOT FOR PERMIT



Public Planning Meetings Participation Guidance

The Municipality of Tweed utilizes a hybrid meeting format for all Public Hearings and Public Planning Meetings. Therefore, participants have the right to decide whether they wish to be physically in attendance at the meeting or to attend virtually through zoom. Due to this hybrid format, the following matters should be known:

- The Council Chambers has limited seating on a first come, first served basis.
- The foyer has additional seating. We will be using a microphone and speaker system to improve volume in the foyer for those in attendance.
- Public can also choose to attend through Zoom. You must register in advance by selecting the March 22nd meeting link at <https://tweed.ca/meetingsc10>
- Public attending physically will be asked to sign a sign in sheet to document your attendance at the meeting for the record.
- For everyone wishing to speak, you must start with stating your name clearly and spelling it to ensure it is documented properly. If you are attending virtually, you must also provide your address and e-mail for the record. All comments should be provided in writing, in advance when possible, to accompany your verbal submission. This is to ensure clarity and understanding of all comments, concerns and submissions for the record.
- If seating capacity becomes a concern, after each application has been heard and voted upon, we ask that the applicant, representatives and public in attendance for that meeting vacate the chambers and move to the foyer to allow for the next applicant, representative and public attendees to come forward.
- Please note that all meetings are recorded and will be uploaded to the Municipality's YouTube channel after the meeting as the meetings are public. Only those who are in attendance during the live session will be deemed to be part of the official attendance record. Those watching the recording after the event will not be included in the official attendance record.