



Township of Minden Hills
AGENDA
Committee of Adjustment
Monday, June 22, 2026 @ 9:30 AM
Municipal Council Chambers

The meeting is being held as a Hybrid Meeting (In Person and Electronically) in accordance with the Municipal Act.

To observe or participate at the Committee Meeting please either attend in person at the Township Council Chambers, 7 Milne Street, Minden or attend electronically:

To join and participate please click this [link](#).
Telephone: 1-647-374-4685 OR 1-647-558-0588
Webinar ID: 810 9057 4699 Passcode: 244129

Members of the public are welcome to watch the Committee of Adjustment meeting by joining YouTube at please click this [link](#)

	Page
1. Call to Order	
2. Approval of Agenda	
3. Adoption of Minutes	
a) May 25, 2026	2 - 4
2026-05-25-COA DRAFT-Minutes	
4. Declaration of Pecuniary Interest or General Nature Thereof	
5. Items of Business	
a) PLMV2026025 – SPECKERT– Part Lot 12, Concession 1, Geographic Township of Anson; 1069 Loggers Crossing Lane, Bob Lake	5 - 16
PLMV2026025- Speckert- Report FINAL	
PLMV2026025 Planning Attachment #1 26.05.11 Site Plan	
PLMV2026025 Planning Attachment #2 Site Photo Log	
PLMV2026025 Planning Attachment #3 Mailing Notice	
6. New Business	
7. Next Meeting	
8. Adjournment	



**COMMITTEE OF ADJUSTMENT
MINUTES**

The Committee of Adjustment for the Township of Minden Hills held a Regular Meeting in the Council Chambers at the Township Office on May 25, 2026 9:30 AM as well as virtually with the following members present:

David Rea, Chair
Jon Aggett
Jean Neville
Paul Riddolls

Regrets: Eneri Taul

Staff Present: Amanda Dougherty, Manager of Planning, Secretary-Treasurer
Donna Sisson, Clerical Assistant
Jodi Whalen, Planner
Nabanita Mondal, Planning Technician
Blake Wood, County of Haliburton, IT

1. CALL TO ORDER

The Meeting was called to order at 9:30 AM

2. APPROVAL OF AGENDA

Resolution #25-12

Moved by: J. Neville **Seconded by:** J. Aggett

Be it resolved that the Committee of Adjustment hereby approves the Agenda of the May 25, 2026 meeting as circulated.

CARRIED.

3. DECLARATION OF PECUNIARY INTERESTS AND GENERAL NATURE THEREOF

None.

4. APPROVAL OF MEETING MINUTES

Resolution #26-13

Moved by: J. Aggett **Seconded by:** J. Neville

Be it resolved that the Committee of Adjustment hereby approves the meeting minutes of the April 27, 2026 meeting, as circulated.

CARRIED.

5. ITEMS OF BUSINESS

A) APPLICATION – PLMV2026023 – Roberts & England

Part of Lot 8, Concession 1
Geographic Township of Anson
1169 Trellis Trail
Roll No.: 4616-010-000-05400

The Planner, Jodi Whalen, presented the application and provided that:

The application was submitted by Dave Roberts on behalf of himself and Pamela England as property Owners.

Ms. Whalen added that the property was previously subject to minor variance application PLMV2025087 which was approved by the Committee of Adjustment on February 23, 2026. As a condition of PLMV2025087, an Ontario Land Surveyor (OLS) was required to confirm the location and setbacks of a new two-storey detached garage having a ground floor area of 56.95 square metres (616 square feet).

The OLS confirmed that the high-water mark setback had been incorrectly identified and the intended location of the garage only provided a high-water mark setback of 24.7 metres. The OLS further identified that due to topographical constraints moving the garage further back to achieve the approved setback was not possible. As a result, a new application was required.

Ms. Whalen indicated that the relief sought through the amended application is to Section 4.1.6 to permit a height of 6 metres (19.7 feet), for a detached two-storey garage being setback 24.7 metres (81 feet) from the highwater mark, whereas a maximum height of 3.5 metres (11.5 feet) is otherwise permitted for accessory buildings within 40 metres of the highwater mark; and from Section 5.2 to permit a setback of 24.7 metres (81 feet) to the HWM, whereas otherwise a setback of 30 metres for the new detached garage would be required.

The Planner further confirmed that the application remains subject to the four tests for a minor variance, as outlined by the Planning Act. As the intended land use, location and design of the proposed garage remain unchanged, the four tests as reviewed and analyzed in the minor variance report for PLMV2025087 continue to be applicable to this application. The proposed development is therefore considered to meet the four tests of a minor variance and the application is brought forward to reflect accurate and legally confirmed setbacks to the proposed development.

Ms. Whalen confirmed that the application is also required to be consistent with the Provincial Planning Statement (PPS), and indicated that because there is no change in the proposal for this application, and the application was submitted in order to recognize confirmed setbacks as per legal survey information the application remains consistent with the policies of the PPS.

The Chair invited the applicant to speak to the application. Mr. David England as property owner attended virtually. Mr. England indicated that the original measurement was based on a ruler measurement, which although accurate on one side of the building, it did not account for the variation of the shoreline and therefore would not meet the setback on the other side of the building.

The Chair invited any members of the public to comment, to which there were none.

The Chair invited the Committee to ask any questions regarding the application.

Committee Members had no questions. The Committee commented that the application is the same as the previous approval and that it is consistent with policies of the Township and Province.

As there was no further discussion, the Chair called for a vote on the application.

Resolution #26-14

Moved by: P. Riddolls

Seconded by: J. Neville

Whereas the Committee of Adjustment considered the written and oral submissions relating to application PLMV2026023 (Roberts and England) made at the hearing;

And whereas, it is the opinion of the Committee that the relief granted maintains the general intent of the Official Plan and Zoning By-law, is appropriate and desirable for the area, and is minor in nature; and more specifically for the following reasons:

- That the application and request reflect previous approval; and
- That the application is consistent with policies of the Township and Province.

Now therefore, it is the decision of the Committee that application PLMV2026023 requesting relief from the requirements of By-law 06-10, as amended, to permit the following:

1. From Section 4.1.6 to permit a height of 6 metres (19.7 feet), for a detached two-storey garage being setback 24.7 metres (81 feet) from the highwater mark, whereas a maximum height of 3.5 metres (11.5 feet) is otherwise permitted for accessory buildings within 40 metres of the highwater mark. Approved
2. From Section 5.2 to permit a setback of 24.7 metres (81 feet) to the HWM, whereas otherwise a setback of 30 metres for the new detached garage would be required. Approved

Subject to the following conditions:

1. **THAT** approval of minor variance PLMV2026023 shall serve to make null and void the decision of PLMV2025087;
2. **THAT** the minor variance shall only relate to the proposed new 56.95 square metre (616 square foot) two-storey garage with an unfinished second storey to be used for storage only, construction of which shall comply with all other applicable law;
3. **THAT** construction shall proceed substantially in accordance with the site plan and survey confirmation letter submitted to the Township on April 27, 2026, and put before the Committee on May 25, 2026 and forming part of this decision.
4. **THAT** the building permit, which is to remain in good standing, be applied for within twelve (12) months of the approval of this application following submission to the building department of the appropriate application, fees and supporting information as required by the Chief Building Official; and
5. **THAT** failing any part of the foregoing conditions, this application shall be deemed to be refused.

CARRIED.

6. NEW BUSINESS

None

7. NEXT MEETING:

The next meeting of the Committee of Adjustment is scheduled for Monday, June 22, 2026 and is expected to have one application. It is noted that this meeting is a week earlier than usual to account for the upcoming Canada Day holiday.

8. ADJOURNMENT:

Resolution #26-15

Moved by: P. Riddolls

Seconded by: J. Aggett

Be it resolved that the Committee of Adjustment meeting be adjourned at 9:46 AM on May 25, 2026.

CARRIED.

Chair

Secretary-Treasurer

THE TOWNSHIP OF MINDEN HILLS

IN SEASON, EVERY SEASON

Report to: Committee of Adjustment
 Prepared By: Jodi Whalen, Planner
 Reviewed By: Amanda Dougherty, Manager of Planning
 Date: June 22, 2026
 Subject: PLMV2026025 – Part Lot 12, Concession 1, Geographic Township of Anson, 1069 Loggers Crossing Lane (Speckert)

Proposal:

The Township of Minden Hills is in receipt of a minor variance application (PLMV2026025) under Section 45 of the *Planning Act*, submitted by the property owner, Conrad Speckert for the property located in Part Lot 12, Concession 1, Geographic Township of Anson, known municipally as 1069 Loggers Crossing Lane and located on Bob Lake.

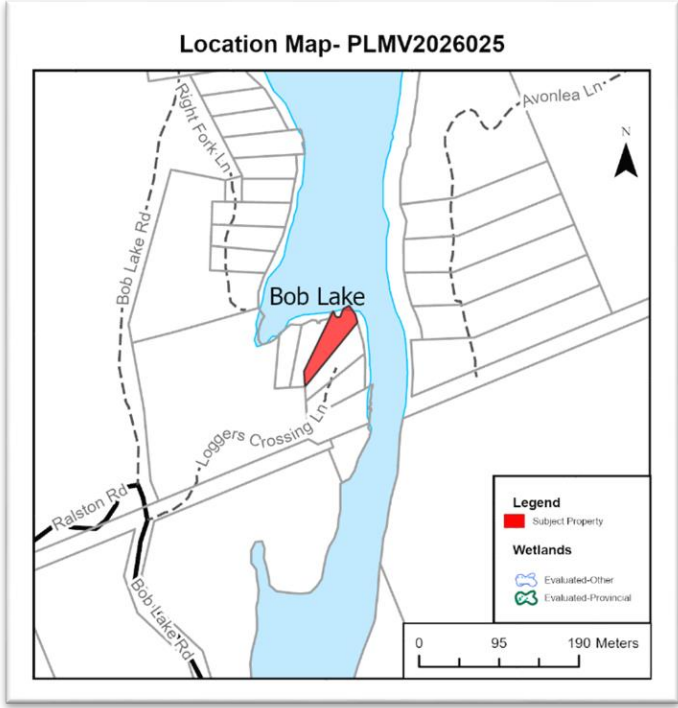
The property comprises an area of approximately 0.57 acres (2,315 square metres) with frontage of approximately 38.4 metres (125.9 feet) on Bob Lake. As per the application, the property is currently developed with a 120 square metre (1,291.7 square foot) two-storey dwelling with an attached open deck, as well as a shed and sauna. A small, fixed dock is also located along the shoreline.

The property is bound by the shoreline of Bob Lake to the northeast, vacant lands to the south and shoreline residential properties on each adjacent side. The property is accessed by a private road (Loggers Crossing Lane).

As proposed, the owners wish to construct a new two-storey detached accessory building having a ground floor area of 35 square metres (376 square feet) with the upper storey proposed as a sleeping cabin. The main floor of the building is proposed to be used as storage. The building would be 6 metres (19.7 feet) in height.

The building is proposed to far exceed all setback requirements, save and except one interior side lot line. Please refer to Attachment #1 – Site Plan.

Property Details:

<p>Location:</p>	<p>Part Lot 12, Concession 1, Geographic Township of Anson</p>	
<p>Official Plan Designation:</p>	<p>Waterfront – Schedule ‘A’</p>	
<p>Zoning By-law 06-10, as amended, zone:</p>	<p>Shoreline Residential (SR) Schedule ‘10’</p>	
<p>Access:</p>	<p>Loggers Crossing Lane (Private Road)</p>	

Zoning Review:

The subject property is zoned ‘Shoreline Residential (SR)’ in the Township’s Zoning By-law 06-10, as amended. As submitted, the application requires the following relief from the Township’s Zoning By-law:

1. From Section 5.2 to permit a setback of 2.1 metres (6.9 feet) to the southeast side lot line, whereas otherwise a setback of 4.5 metres (14.8 feet) for the two-storey accessory building with a sleeping cabin would be required.
2. From Section 4.9.1 to permit development on an existing undersized lot, where additional relief from the Zoning By-law is required.

Planning Analysis:

Based on review of the application and further confirmed by a site visit (June 8, 2026), increased setbacks to the side yard setback cannot be met for the proposed accessory building. The property is uniquely constrained due to shifting topography and elevation increases along both side lot lines. Furthermore, the property width tapers from the front lot line to the rear lot line providing less width at the back of the property. The location of overhead utility lines over the property additional constraints development opportunities.

Four Tests of a Minor Variance:

This application is subject to the four tests for a minor variance, as outlined by the Planning Act. The four tests are as follows:

1. Is the application minor in nature?

When assessing whether an application is minor, the consideration must relate to the potential impacts of the variance requested.

As proposed, all other setbacks to the proposed two-storey accessory building as per Section 5.2 of the Township Zoning By-law would be achieved or exceeded save and except the interior side yard setback.

The existing right-of-way (ROW) on the neighbouring property traverses through the lot at an angle. As a result of this configuration, a narrow strip of land is located between the ROW and the property boundary lines on the adjacent property. These lands are currently used for parking by the neighbouring property owner. Due to the limited width and irregular shape, the intervening land, between the ROW and the property boundary line, is effectively unusable for development purposes other than the currently used parking area or similar accessory uses. The reduced side yard setback is not expected to impact or limit any future use of that portion of the property.

Given that the proposed location will far exceed the setback requirements to the shoreline, impacts to the lake are not anticipated.

The application is therefore found to be minor in nature.

2. Is the application desirable for the appropriate development or use of the land, building or structure?

The application will enable the expanded use of the property for shoreline residential uses, which are the intended uses of the land. Accessory buildings such as garages, storage sheds and sleeping cabins are permitted accessory uses. The proposed use is consistent with development in the surrounding area, which is also developed for recreational residential uses.

Based on information from the owner, and as confirmed during a staff site visit, the topographical challenges noted above limit developable lands. Opportunity to increase the side yard setback is challenged by the vertical elevation change along the northwest side of the property. The property and proposal face further challenge resulting from the tapered lot shape providing less width at the rear of the property.

It is noted that an existing overhead utility line bisects the property. Given that the location already considers and achieves the setbacks required as per Hydro One guidelines, relocating the building would not be feasible.

The proposed location works with the natural grade and elevations of the property and would require significantly less site alteration. Relocating the building to fully meet the Zoning By-law setbacks would require substantial site disturbance, including additional tree removal and earthworks to cut into the slope. Please refer to Attachment #2 for the site photo log showing topographical challenges.

Given the foregoing and where the application is also minor, the application is found to be desirable for the appropriate development or use of the land and building.

3. Does the application uphold the general intent and purpose of the Official Plan?

The subject property is designated Waterfront on Schedule 'A' to the Township's Official Plan, with Bob Lake recognized as being an 'at Capacity' lake. Permitted uses in the Waterfront designation include recreation-based residential uses in the form of single detached dwellings. Properties located on at-capacity lakes retain existing development rights, which include permitting accessory uses.

Policies of the Official Plan as they relate to the Waterfront area promote preservation of natural shorelines and maintenance of character. To achieve such, the Official Plan promotes a 30-metre (100 foot) setback for new development in the Waterfront area. The general intent of the Official Plan policy is to ensure the environmental integrity of the waterfront is maintained and to protect the water quality of the lakes.

The accessory building for storage and one sleeping cabin are permitted accessory uses. Due to the significant setback from the HWM, there will be no impact to the shoreline area. As the proposed building will be located farther from the shoreline than the existing dwelling there are no impacts to the balance of built and natural form within the shoreline expected. The proposed development of the property remains consistent and compatible with the surrounding lands that are developed with similar recreational residential uses.

The application is considered to uphold the general direction and purpose of the Official Plan.

4. Does the application uphold the general intent and purpose of the Zoning By-law?

The subject property is zoned 'Shoreline Residential (SR)' on Schedule 10 of the Zoning By-law.

Both an accessory building for storage and a sleeping cabin are permitted uses on the property.

As proposed, the second storey sleeping cabin has a usable area of 35 square metres (376.7 square feet) and would be accessed from an independent entrance. Subject to additional building review, the proposed sleeping cabin would meet the provisions of Section 4.1.13. Permitting the sleeping cabin in the upper-level of an accessory building also serves to reduce the amount of site alteration and overall site disturbance on the property.

It is noted that the property is accessed via a private right-of-way easement through the adjacent property. As per Section 4.35 of the Zoning By-law, a setback of 3 metres (9.8 feet) from a building or structure to the boundary of the ROW easement. As per the plans provided the proposed building will exceed this requirement.

The proposed southeast side yard setback does not meet the SR zone requirement of 4.5 metres (14.8 feet). Side yard setback provisions are intended to maintain appropriate separation from neighbouring properties for maintenance and compatibility. The proposed setback provides sufficient room for building and property maintenance. As noted above, the proposed building is adjacent to a right-of-way, and the lands between the subject property and the right-of-way on the neighbouring property are primarily treed with an upward side slope toward a small gravel parking area. Given that the lands immediately adjacent to the proposed building site are already used for parking, and considering the existing topography, the reduced side yard setback of 2.1 metres (6.9 feet) is not expected to interfere with use of the lands on the neighbouring property, directly adjacent to the proposed new building.

As previously mentioned, all other development standards would comply with the Zoning By-law. Total lot coverage is proposed to be approximately 7.5%, and the accessory building lot coverage is proposed as approximately 2.5%.

Given the foregoing the application is considered to uphold the general intent and purpose of the Zoning By-law.

Provincial Policy Review:

The application is also required to be consistent with the Provincial Planning Statement (PPS). Under the policies of the PPS, the subject property is considered part of the rural area, more specifically being rural lands. Permitted uses on rural lands include resource-based recreational uses, such as recreational dwellings and associated accessory uses that maintain the rural character and can be sustained by rural service levels. The PPS further supports development that is appropriate for the existing character of the area and promotes the long-term viability of rural communities and efficient use of existing developed properties. The application is consistent with the policies of the PPS.

Public and Agency Comments:

Notice of this application was circulated to neighbouring landowners and commenting agencies in accordance with the statutory requirements of the *Planning Act* on June 11, 2026

with a revised mailing notice being circulated June 12, 2026. Please refer to attachment #3 to review the formal notices.

A sign notice was also posted on the property. As of the date of writing this report, no comments on the application have been received from members of the public or agencies.

Recommendation:

Based on an assessment of the application as currently proposed, it appears to meet the four tests of a minor variance and is consistent with the policies of the PPS. Therefore, it is recommended that application PLMV2026025 be approved, subject to the following conditions:

1. THAT approval of the minor variance shall only relate to the proposed new 35 square metre (377 square foot) two-storey accessory building with main floor storage and a second storey sleeping cabin, construction of which shall comply with all other applicable law.
2. THAT construction shall proceed substantially in accordance with the site plan submitted to the Township on May 11, 2025, and put before the Committee on June 22, 2025 and forming part of this decision.
3. THAT an Ontario Land Surveyor shall confirm the setbacks in accordance with the approved site plan to the satisfaction of the Township.
4. THAT the building permit, which is to remain in good standing, be applied for within twelve (12) months of the approval of this application following submission to the building department of the appropriate application, fees and supporting information as required by the Chief Building Official; and
5. THAT failing any part of the foregoing conditions, this application shall be deemed to be refused.

Respectfully submitted,

Jodi Whalen, Planner

Attachments:

Attachment # 1 – Site Plan

Attachment # 2 – Site Photo Log

Attachment # 3 – Mailing Notice

ROCKY
BIRCH POINT

Copyright reserved. This design and drawings are the exclusive property of the Designer and cannot be used for any purpose without the written consent of the Designer. This drawing is not to be used for construction until issued for that purpose by the Designer.

Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and bring these items to the attention of the Designer for clarification.

PROJECT:
RBP BUNKIE

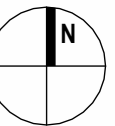
1069 LOGGER'S CROSSING LANE
MINDEN, ON
K0M 2K0

SHEET TITLE:
**SITE PLAN EXISTING
AND PROPOSED
COMBINED**

PROJECT NORTH

PROJECT NO: 26-01

SCALE: As indicated



SHEET NO:

A001

SITE DATA

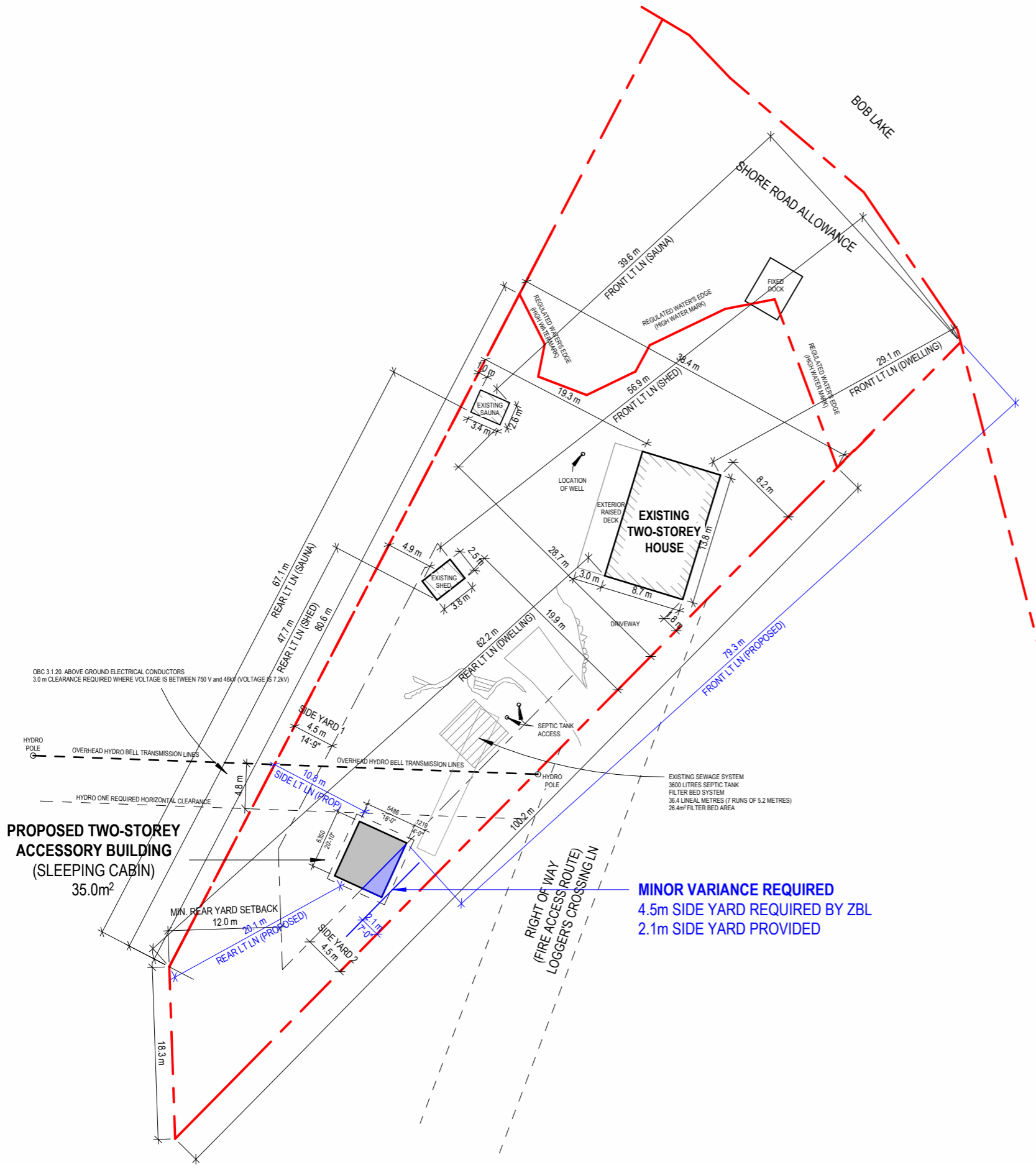
ADDRESS	1069 LOGGER'S CROSSING LN, MINDEN, ON, K0M 2K0	
LOT & PLAN NO.	PART OF LOT 12, CONCESSION 1 (PLAN 19R-8923)	
ZONING	SHORELINE RESIDENTIAL (SR) - MINDEN HILLS ZBL 06-10	
LOT AREA	2,315 m ² (24,918 sq. ft.)	
EXISTING BUILDINGS (BUILDING AREA)	120.0 m ²	EXISTING MAIN HOUSE (PRINCIPAL BUILDING)
	9.6 m ²	EXISTING SHED (ACCESSORY)
	8.7 m ²	EXISTING SAUNA (ACCESSORY)
EXISTING LOT COVERAGE	138.3 m ²	6.0% ALL BUILDINGS
	18.3 m²	0.8% DETACHED ACCESSORY BUILDINGS
PROPOSED BUILDING AREA	35.0 m ²	PROPOSED SLEEPING CABIN (ACCESSORY)
PROPOSED LOT COVERAGE	173.3 m ²	7.5% ALL BUILDINGS
	53.3 m²	2.5% DETACHED ACCESSORY BUILDINGS
BUILDING HEIGHT	6.0m	MEAN HEIGHT FROM EAVES TO ROOF RIDGE
NUMBER OF STOREYS	TWO STOREYS - AS PERMITTED BY MINDEN HILLS ZBL 06-10 (4.1.13 SLEEPING CABIN) IN THE SR ZONE.	
	OTHER USE (STORAGE ROOM) IS SEPARATED BY COMMON WALL AND INDEPENDENT ENTRANCE.	
BUILDING GEOMETRY	6.350 m x 5.486 m (20' 10" x 18')	
SETBACKS APPLICABLE TO PROPOSED SLEEPING CABIN		
FRONT YARD	23m REQUIRED	79.3m PROVIDED
REAR	12m REQUIRED	20.1m PROVIDED
INTERIOR SIDE YARD 1	4.5m REQUIRED	10.8m PROVIDED
INTERIOR SIDE YARD 2	4.5m REQUIRED	2.1m PROVIDED

SITE LEGEND

	PROPERTY LINE
	CANOPY / PROJECTIONS
	BUILDING (EXISTING)
	BUILDING (PROPOSED)

SITE PLAN GENERAL NOTES

- FIRE ACCESS ROUTE AS PER OBC 9.10.20.3.
- GRADE TO BE SLOPED AWAY FROM BUILDING AS PER OBC 9.14.6.1.
- DOWNSPOUT TO CONFORM TO OBC 9.26.18.2.



MINOR VARIANCE REQUIRED
4.5m SIDE YARD REQUIRED BY ZBL
2.1m SIDE YARD PROVIDED

PLZBA2026025- Speckert Site Visit Photo Log

Township Staff Site Visit Date: June 9, 2026

Photo 1

Description:

Observing the proposed location of the two storey accessory building from the location of the overhead hydro line.



Photo 2

Description:

View from building location observing the shoreline.



Photo 3

Description:

Closer view of the proposed building site and slope of lands to the northwest challenging the side yard setback.



Photo 4

Description:

View from the adjacent neighbouring property currently used as a parking area to the proposed building site.



IN SEASON, EVERY SEASON

REVISED

**Committee of Adjustment - Notice of Public Hearing
Application For Minor Variance
Part of Lot 12, Concession 1, Geographic Township of Anson
1069 Loggers Crossing Lane - PLMV2026025 (Speckert)**

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

DATE: June 22, 2026

TIME: 9:30 AM

LOCATION: This will be a hybrid meeting. Members of the public may attend either in person or electronically via Zoom. Details are provided below.

The purpose of the Public Meeting will be to consider a proposed Minor Variance (**Application No. PLMV2026025**) 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 12 Concession 1, Geographic Township of Anson, municipally known as 1069 Loggers Crossing Lane on Bob Lake (see Key Map on reverse side).

Purpose and Effect of the Application: The purpose of the application is to provide relief from the Township of Minden Hills Zoning By-law 06-10, as amended, to permit a two-storey accessory building having a ground floor area of 35 square metres (377 square feet) with an upper storey sleeping cabin. The main floor of the building is intended for storage of outdoor equipment. The application will have the effect of providing relief from Section 5.2 to recognize a reduced side yard setback of 2.1 metres (6.9 feet) whereas 4.5 metres (14.8 feet) is otherwise required for a two-storey accessory building with a sleeping cabin.

To Attend in Person:

Location: Members of the Public wishing to watch the meeting in person can do so by attending the Township Council Chambers, located at 7 Milne Street, Minden.

To Participate: Members of the public wishing to participate and make comment/speak at the public meeting must pre-register by emailing dsisson@mindenhills.ca by **Friday June 19, 2026**, before 4:00 PM or by registering the morning of the meeting before 9:00 AM in the Council Chambers.

To Attend Electronically:

To Watch: Members of the Public wishing to watch the meeting can do so by joining the Meeting Live Stream Link: <https://www.youtube.com/@townshipofmindenhills4716>

The live-stream link provided for each meeting will only be activated while the meeting is in session.

To Participate via Zoom on the Web or by Telephone please email dsisson@mindenhills.ca by **Friday June 19, 2026** before 4:00 PM to obtain login information.

If attending virtually, please log-on 30 minutes before the meeting. Once registered, participants will automatically be placed into a holding room and brought into the meeting as permitted by the Chair. **Participants registering either virtually or in person after 9:00 AM will not be permitted into the public hearing.**

A copy of the complete application will be available for public inspection at the Township of Minden Hills Planning Department by appointment only.

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 Jodi Whalen, Planner at jwhalen@mindenhills.ca

Any person or agency who is of the opinion that holding the hearing as a hybrid/combined in-person and electronic hearing is likely to cause them significant prejudice, may make a submission to the undersigned, and if the Committee is satisfied that holding the hearing as hybrid is likely to cause the party significant prejudice then the hearing will be re-scheduled as an oral hearing only. If a person or agency does not make a submission to the Secretary-Treasurer prior to the hearing, and the person or agency does not participate in the hearing in accordance with this Notice, then the Committee may proceed without the party's participation and the party will not be entitled to any further notice in the proceeding. **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 12th day of June 2026
 Amanda Dougherty
 Manager of Planning Services
 Secretary-Treasurer, Committee of Adjustment
 Township of Minden Hills
adougherty@mindenhills.ca
 (705) 286-1260 ext. 506
 P.O. Box 359, 7 Milne Street, Minden ON., K0M 2K0

