

November 13, 2024

Dear Sir/Madam:

**RE: Application for Consent File No. B119/24  
Owner: BENNETT, Brent**

This is to advise that an Application for Consent has been submitted to the Hastings County Land Division Office. As you own land within 60 metres of the subject property, we are providing a description of the application and a copy of the sketch showing the proposed severance (*see over*).

Any person or public body may make written submissions to the Hastings County Planning Advisory and Land Division Committee in writing, concerning the proposed consent application. ***Please take note that any objections must include your name, address, telephone number and reasons for your objection.*** As a requirement of the Planning Act neighbours are allowed 14 days' notice from the mailing date of this notification to file an objection; following the 14 days, if no objections are received, the application will be presented to the Hastings County Planning & Land Division Committee at the next scheduled meeting. Any written submissions (including your name but excluding personal contact information) will form part of the public record and may be made available to Planning Committee and the public.

If you wish to be notified of the decision of the Hastings County Planning & Land Division Committee in respect of the proposed consent, you must make a written request to the Hastings County Land Division Office.

Should you have any questions or concerns, please contact the undersigned at 235 Pinnacle Street, P.O. Bag 4400, Belleville, Ontario K8N 3A9 during the hours of 8:30 a.m. and 4:30 p.m., by calling me at (613) 966-6712 (extension 4008) or by e-mail at [westerhofL@hastingscounty.com](mailto:westerhofL@hastingscounty.com)

Yours truly,



Liz Westerhof  
Land Division Secretary  
Planning & Development Department  
Hastings County

**If you are a person with a disability, and need Hastings County information provided in another format, please contact the Land Division Secretary.**

*over* ▶

**APPLICATION INFORMATION**

<b>Owner of Subject Lands:</b>	BENNETT, Brent
<b>Civic Address:</b>	Thompson Road
<b>Legal Description:</b>	PART LOT 12 CONCESSION 9 HUNTINGDON, PARTS 1-5 ON PLAN 21R19385 AND PARTS 1 AND 2 ON PLAN 21R15700, SAVE AND EXCEPT PARTS 1, 2 AND 3 PLAN 21R-26494; S/T QR177000; COUNTY OF HASTINGS; MUNICIPALITY OF CENTRE HASTINGS
<b>Severed Lot:</b>	<b>Frontage:</b> 60.4m (198.2 ft) Thompson Rd 130.0m (426.5 ft) Sloat Rd <b>Area:</b> 0.8 ha (2.0 ac)
<b>Retained Lot:</b>	<b>Frontage:</b> 211.2m (693.0 ft) Sloat Rd <b>Area:</b> 14.8 ha (36.6 ac)
<b>Official Plan Designation:</b>	Rural & Waterfront, Environmental Protection, & Provincially Significant Wetland - Crookston Marsh
<b>Current Zoning:</b>	Rural (RU) Zone & Environmental Protection (EP) Zone
<b>Type of Consent(s):</b>	New Lot ( <input checked="" type="checkbox"/> )      Lot Addition ( <input type="checkbox"/> )      Other: ( <input type="checkbox"/> )
<b>Purpose and Effect:</b>	<p><b>Description of Proposal</b></p> <p>The subject lands are located west of Thompson Road and south of Sloat Road within the Municipality of Centre Hastings. The subject lands are characterised by a mixture of forested area and wetlands, with the Crookston Marsh Provincially Significant Wetland in the center of the property.</p> <p>The applicants propose to sever a lot at the intersection of Thompson Road and Sloat Road, which will have approximately 0.8 hectares (2.0 acres) of area with 60.4 meters (198.2 feet) of frontage on Thompson Road and 130.0 metres (426.5 feet) of frontage on Sloat Road. The proposed retained lands are proposed to have approximately 211.2 metres (693.0 feet) of frontage on Sloat Road with an approximate area of 14.8 hectares (36.6 acres). Both the severed and the retained lands are vacant.</p> <p><b>Zoning By-law</b></p> <p>The subject lands are zoned the <b>Rural (RU) Zone</b>. The proposed severed lands do not meet the requirements of this zone and will be required to be rezoned to the <b>Rural Residential (RR) Zone</b>. The retained lands do not require a rezoning as they will exceed the minimum standards for frontage and area of their current zones.</p>

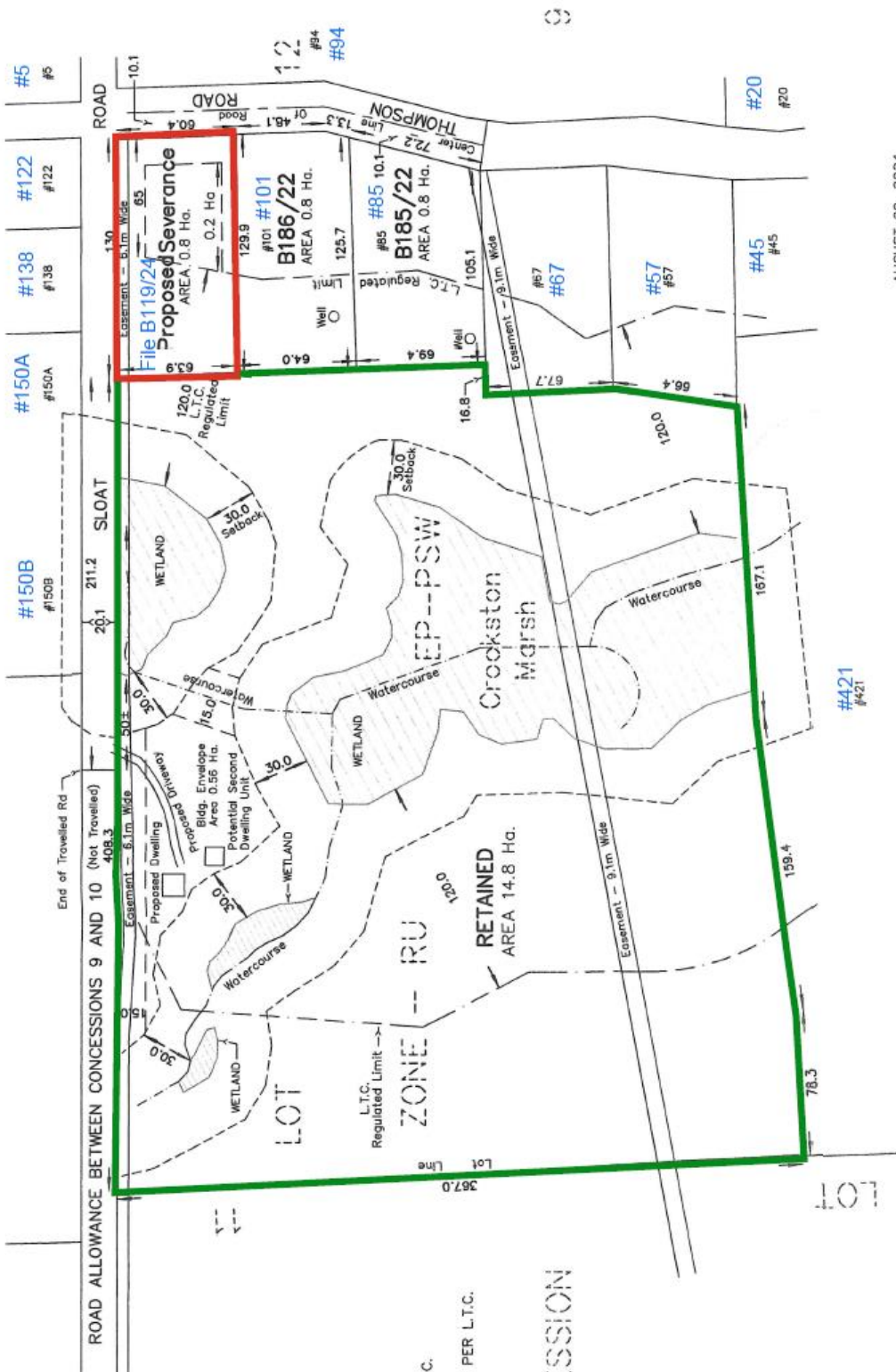
**Severance Sketch Follows**

# SKETCH for SEVERANCE APPLICATION

METRIC SCALE 1 : 2500

## CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK



### LEGEND :

- - - 30.0m. REGULATED SETBACK - PER L.T.C.
- - - 120.0m. REGULATED LIMIT - PER L.T.C.
- - - 15.0m. SETBACK FROM WATERCOURSE - PER L.T.C.

### NOTES :

- THOMPSON ROAD
- PART OF LOT 12
- CONCESSION 9
- TOWNSHIP OF HUNTINGDON
- NOW IN THE MUNICIPALITY OF CENTRE HASTINGS
- COUNTY OF HASTINGS
- (RR) SETBACKS APPLIED FOR PROPOSED BUILDING ENVELOPE
- FRONT YARD SETBACK - 15.0m.
- WETLAND AND ITS 30m. SETBACK AND
- WATERCOURSE AND ITS 15.0m. SETBACK AS PER
- GREER GALLOWAY - PROJECT # 22-3-4067.
- DIMENSIONS AND INFORMATION SHOWN ARE DERIVED FROM
- PLANS 21R-14243, 21R-15700 AND 21R-19385.
- EVALUATED WETLAND AND 30.0m. SETBACK PROVIDED BY
- LOWER TRENT CONSERVATION (L.T.C.) - GD-21-246.
- DISTANCES SHOWN ON THIS PLAN ARE IN METRES
- AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

AUGUST 20, 2024

**WATSON**  
LAND SURVEYORS Ltd.

218 CHURCH STREET  
BELLEVILLE, ONTARIO

K8N - 3C3  
(613) 962 - 9521

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PROJECT N<sup>o</sup> 14856-B-23

For a full copy of the Application for Consent, additional information, or material regarding this application, please send your request to:  
**County of Hastings, Planning and Development Department**  
 Attn: Liz Westerhof, Land Division Secretary  
 235 Pinnacle Street, P.O. Bag 4400, Belleville, Ontario K8N 3A9  
[westerhofL@hastingscounty.com](mailto:westerhofL@hastingscounty.com) or Fax: (613) 966-7654