

November 20, 2024

Dear Sir/Madam:

**RE: Application for Consent File No. B129/24
Owner: BRENNAN, Patrick & Jordan**

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

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 ▶

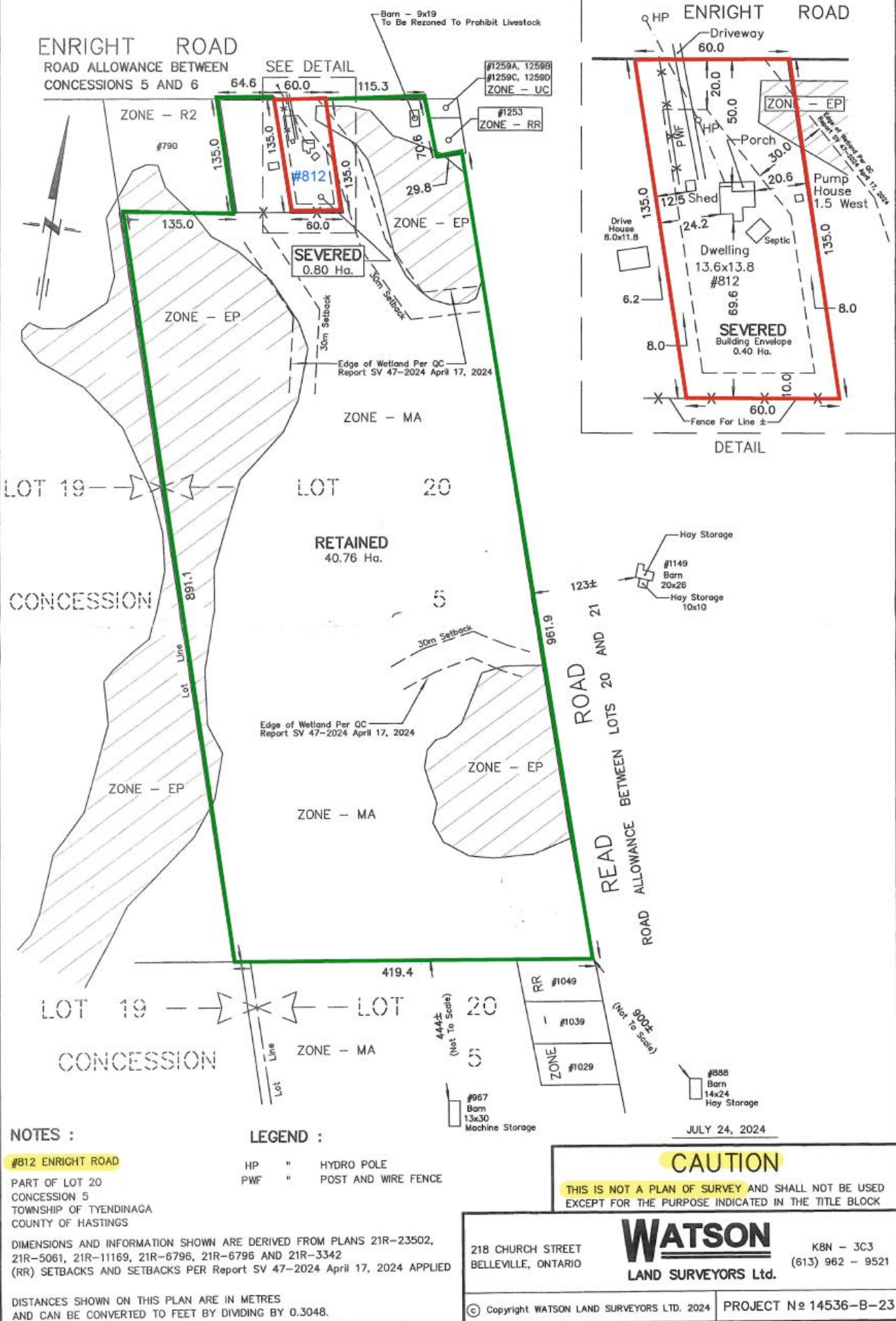
APPLICATION INFORMATION

Owner of Subject Lands:	BRENNAN, Patrick & Jordan
Civic Address:	812 Enright Road
Legal Description:	PT LT 20 CON 5 AS IN QR174835 EXCEPT PT 7 21R6796 AND PT 1 & 2 21R3342; TYENDINAGA; COUNTY OF HASTINGS
Severed Lot:	Frontage: +/- 60 m (Enright Rd) Area: +/- 0.8 ha (2 acres)
Retained Lot:	Frontage: +/- 179.9 m (Enright Rd) +/- 961.9 m (Read Rd) Area: +/- 40.76 ha (100.7 acres)
Official Plan Designation:	Rural; Environmental Protection; Hamlet (Read) [Schedule A]
Current Zoning:	Marginal Agriculture (MA) Zone & Environmental Protection (EP) Zone
Type of Consent(s):	New Lot (X) Lot Addition () Other:
Purpose and Effect:	<p>Description of Proposal</p> <p>The subject property is an irregular shaped parcel of land approximately 41.56 hectares (103 acres) in area located in the Township of Tyendinaga. The property has approximately 239.9 metres of frontage on Enright Road and 961.9 metres of frontage on Read Road, which are both year-round maintained public roads. A portion of the subject property is located within the hamlet of Read.</p> <p>The applicant is proposing to create one new non-farm residential lot fronting Enright Road. The proposed lot is to be approximately 0.8 hectares in size, with 60 metres of frontage. The proposed lot is currently developed with a dwelling and a shed. The retained lot will be approximately 40.76 hectares in area and have approximately 179.9 metres of frontage on Enright Road and maintain the existing 961.9 metres of frontage on Read Road. The retained lands are largely comprised of vacant forested land and unevaluated wetlands, with a portion of the northern extent cleared for agricultural purposes (pasture), currently developed with a barn and a drive shed. There are currently no plans for development for the retained lands.</p> <p>Zoning By-law</p> <p>The subject property is zoned Marginal Agriculture (MA) Zone and Environmental Protection (EP) Zone in the Township of Tyendinaga Comprehensive Zoning By-Law No. 03-16. The proposed severed lot will not comply with the minimum lot area of the MA zone and will be required to be rezoned to a more appropriate zone classification, such as Rural Residential, as a condition of consent.</p> <p>Additionally, the retained lot will be required to be rezoned to a Special Exception Marginal Agriculture (MA-X) Zone to prohibit the keeping of livestock within the existing barn; recognize the existing accessory structures in the absence of a primary dwelling/structure; and potentially prohibit development within 300 m of an area constituting 5 or more existing dwelling/lots occupying 4 hectares of land or less (in lieu of a hydrogeological assessment).</p> <p>The Environmental Protection (EP) Zone on both the proposed severed and retained lots will remain zoned as such.</p>

Severance Sketch Follows

SKETCH for SEVERANCE APPLICATION

METRIC SCALE 1 : 4000



NOTES :

#812 ENRIGHT ROAD
 PART OF LOT 20
 CONCESSION 5
 TOWNSHIP OF TYENDINAGA
 COUNTY OF HASTINGS

DIMENSIONS AND INFORMATION SHOWN ARE DERIVED FROM PLANS 21R-23502,
 21R-5061, 21R-11169, 21R-6796, 21R-6796 AND 21R-3342
 (RR) SETBACKS AND SETBACKS PER Report SV 47-2024 April 17, 2024 APPLIED

DISTANCES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND :

- HP " HYDRO POLE
- PWF " POST AND WIRE FENCE

CAUTION

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

218 CHURCH STREET
 BELLEVILLE, ONTARIO

WATSON
 LAND SURVEYORS Ltd.

K8N - 3C3
 (613) 962 - 9521

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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 or Fax: (613) 966-7654