

January 2, 2025

Dear Sir/Madam:

**RE: Application for Consent File No. B101/24
Owner: STOKES, Larrie & Catherine**

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,



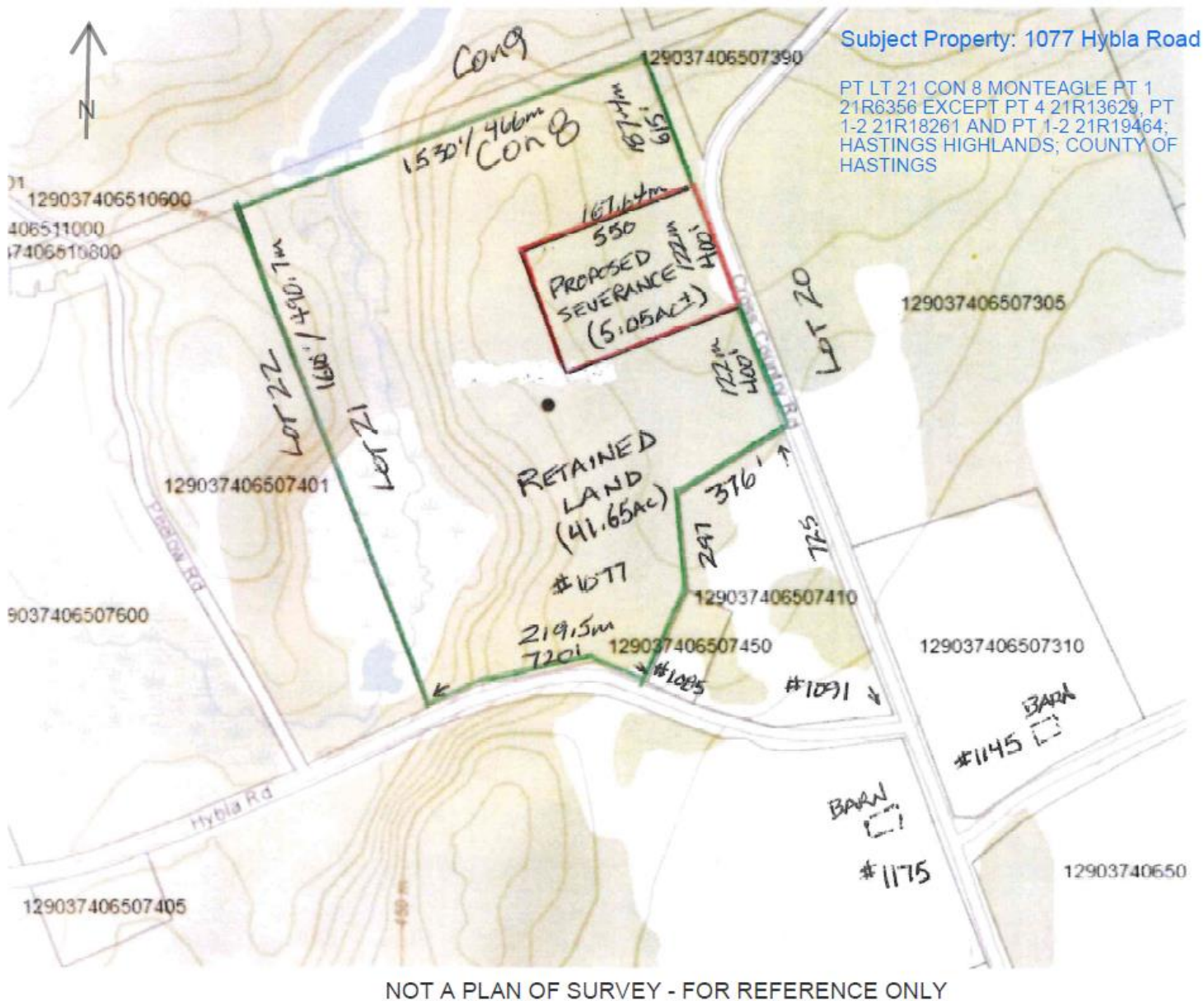
Liz Westerhof
Land Division Secretary
Planning & Development Department
Hastings County

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

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APPLICATION INFORMATION

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| Owner of Subject Lands: | STOKES, Larrie & Catherine |
| Civic Address: | 1077 Hybla Road |
| Legal Description: | PT LT 21 CON 8 MONTEAGLE PT 1 21R6356 EXCEPT PT 4 21R13629, PT 1-2 21R18261 AND PT 1-2 21R19464; HASTINGS HIGHLANDS; COUNTY OF HASTINGS |
| Severed Lot: | Frontage: 122 m (400 ft) Cross Country Rd Area: 2.02 ha (5 ac) |
| Retained Lot: | Frontage: 219.5 m (720 ft) Hybla Rd Area: 16.8 ha (41.6 ac) Frontage: 122 m (400 ft) Cross Country Rd |
| Official Plan Designation: | Rural-Waterfront & Environmental Protection |
| Current Zoning: | Marginal Agricultural (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 lands are located on the north side of Hybla Road and on the west side of Cross Country Road in the Municipality of Hastings Highlands. The subject lands consist of approximately 18.8 hectares (46.6 ac) of lot area with 219.5 metres (720 ft) of frontage on the north side of Hybla Road and approximately 244 metres (800 ft) frontage on the west side of Cross Country Road.</p> <p>The subject lands are predominately a mix of woodland with a cleared area surrounding an existing single detached dwelling that fronts on Hybla Road, known municipally as 1077 Hybla Road. A low-lying tributary is located along the western boundary area of the subject lands which traverses in a north/south direction.</p> <p>The applicant proposes the creation of a rural residential lot along a portion of the Cross Country Road frontage, being in the easterly side of the subject lands. The proposed severed lot will have approximately 2.02 ha (5 ac) of lot area and provide 122 metres (400 ft) frontage on the west side of Cross Country Road. This proposed lot is vacant and intended to be developed with a single detached dwelling.</p> <p>The retained lands will have an area of approximately 16.8 hectares (41.6 acres) with 219.5 metres (720 ft) frontage on the north side of Hybla Road and 122 metres (400 ft) frontage on the west side of Cross Country Road. The retained lands are developed with a single detached dwelling with a detached accessory building.</p> <p>Zoning By-law</p> <p>The subject lands are in the Marginal Agriculture (MA) Zone and the Environmental Protection (EP) Zone in the Municipality of Hastings Highlands Comprehensive Zoning Bylaw 2004-035.</p> <p>Lands zoned the Environmental Protection (EP) Zone relate to the previously noted low lying areas on the retained lands. The existing development located along the frontage of Hybla Road (on proposed retained lands) and at the proposed severed lot fronting on Cross Country Road are far removed from the Environmental Protection (EP) Zone and adequate lands exist beyond the required setback from lands zoned Environmental Protection (EP) Zone where future development may occur.</p> <p>The proposed severed lot will not meet the minimum lot area requirements of the Marginal Agriculture (MA) Zone therefore the proposed lots will be required to be rezoned to the Rural Residential (RR) Zone.</p> <p>The proposed retained lands are currently zoned the Marginal Agriculture (MA) Zone and will comply with the minimum lot area and minimum lot frontage requirements of the Marginal Agriculture (MA) Zone. Therefore, the retained lands will require a rezoning.</p> <p>The lands zoned Environmental Protection (EP) Zone will remain zoned as such.</p> |



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