

January 13, 2025

Dear Sir/Madam:

RE: Application for Consent File No.: B102/24
Owner: HUDSON, Barry & Shyanne and BEDARD, Marcel & Jennifer

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: | HUDSON, Barry & Shyanne and BEDARD, Marcel & Jennifer |
| Civic Address: | 1231 Whytes Road |
| Legal Description: | PT LT 9 CON 4 CARLOW AS IN QR658106 W OF PT 1 21R12737; TOWNSHIP OF CARLOW/MAYO |
| Severed Lot: | Frontage: 78 m (256 ft) Whytes Road Area: 8.9 ha (22 ac) |
| Retained Lot: | Frontage: 374 m (1,227 ft) Whytes Road Area: 13.3 ha (33 ac) |
| Official Plan Designation: | Rural/Waterfront Deer Wintering Area – Stratum 2 (Official Plan Schedule B) |
| Current Zoning: | Rural (RU) 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 west side of Whytes Road, approximately 600 metres south of the intersection of Whytes Road and A Guy Wilson Road in the Municipality of Carlow Mayo (Carlow). The applicant proposes the creation of a new rural lot, have an area of approximately 8.9 ha (22 ac) with 78 metres (256 ft) of frontage on the west side of Whytes Road. The proposed retained lands will have an area of approximately 13.3 ha (33 ac) with 374 metres (1,227 ft) of frontage on the west side of Whytes Road.</p> <p>The subject lands are characterized as a mixed forest area along the western half of the subject lands with open field areas on the eastern half area along the Whytes Road frontage. The subject lands contain an existing 144 square metre (1,554 sq ft) storage garage, a 30 square metre (324 sq ft) drive shed and other smaller accessory storage sheds. An approximate 100 sq metres (1,080 sq ft) single detached dwelling had previously existed however it was destroyed by fire.</p> <p>The proposed severed lands are vacant, and it is intended to be developed with a single detached dwelling. A single detached dwelling is intended to be re-constructed on the retained lands along the frontage of Whytes Road in the open field area in the general area of the previous dwelling.</p> <p>It is not anticipated the wooded areas along the western half of the severed and retained lands will be impacted by developed, thus the removal of trees will not be necessary to facility any the new development.</p> <p>Zoning By-law</p> <p>The subject lands are zoned the Rural (RU) Zone in the Township of Carlow Mayo Comprehensive Zoning Bylaw.</p> <p>The proposed severed and retained lands will continue to comply with the requirements for lot area and lot frontage of the Rural (RU) Zone and consequently will not require rezoning.</p> |

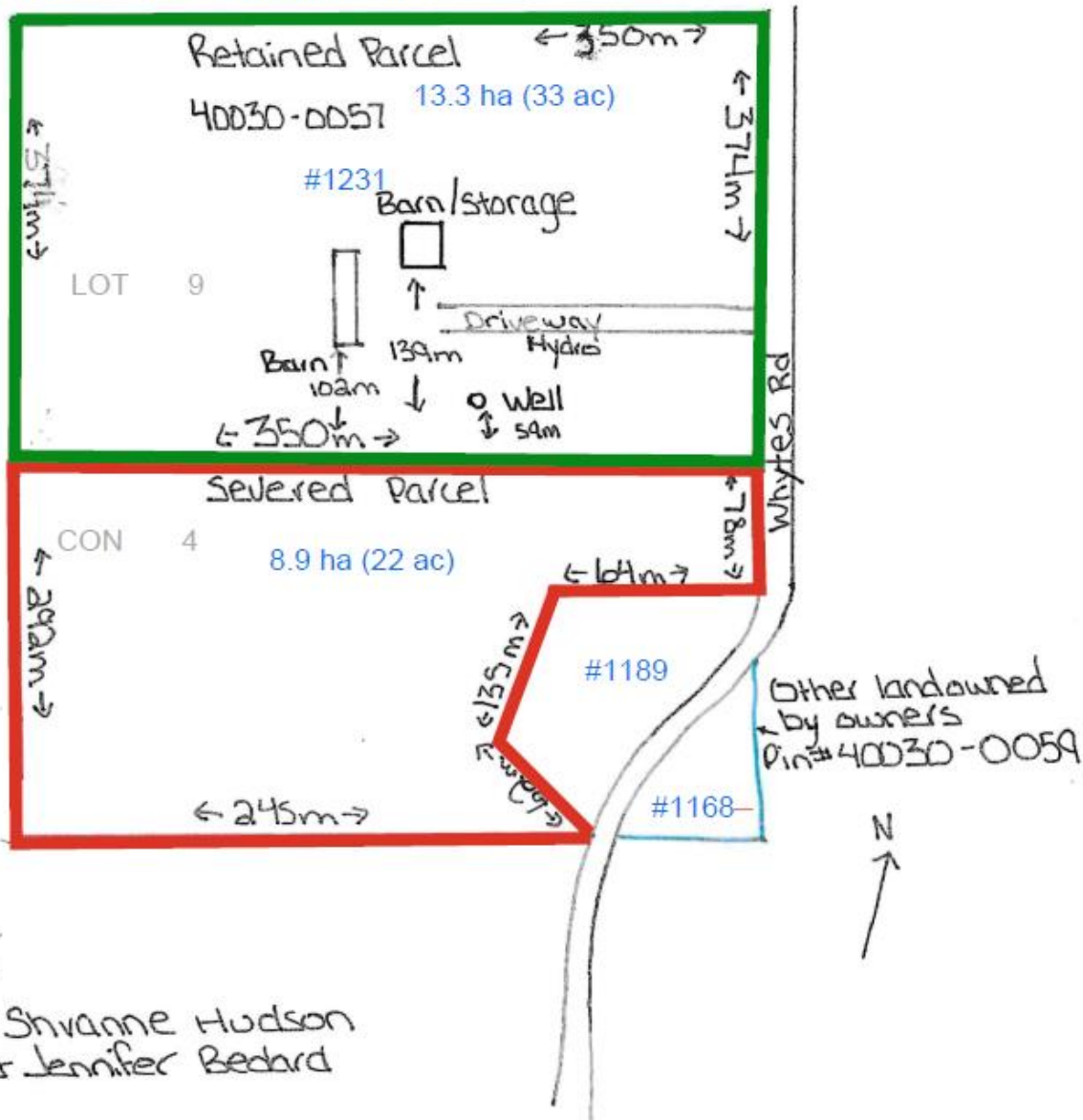
Location Sketch



Severance Sketch

NOT A PLAN OF SURVEY - FOR REFERENCE ONLY

Subject Property: 1231 Whytes Road
 PT LT 9 CON 4 CARLOW AS IN QR658106
 W OF PT 1 21R12737; TOWNSHIP OF CARLOW/MAYO



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