

January 23, 2025

Dear Sir/Madam:

RE: Application for Consent File No. B103/24
Owner: GRANT, Christopher & WILSON, Kelly Lynne

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

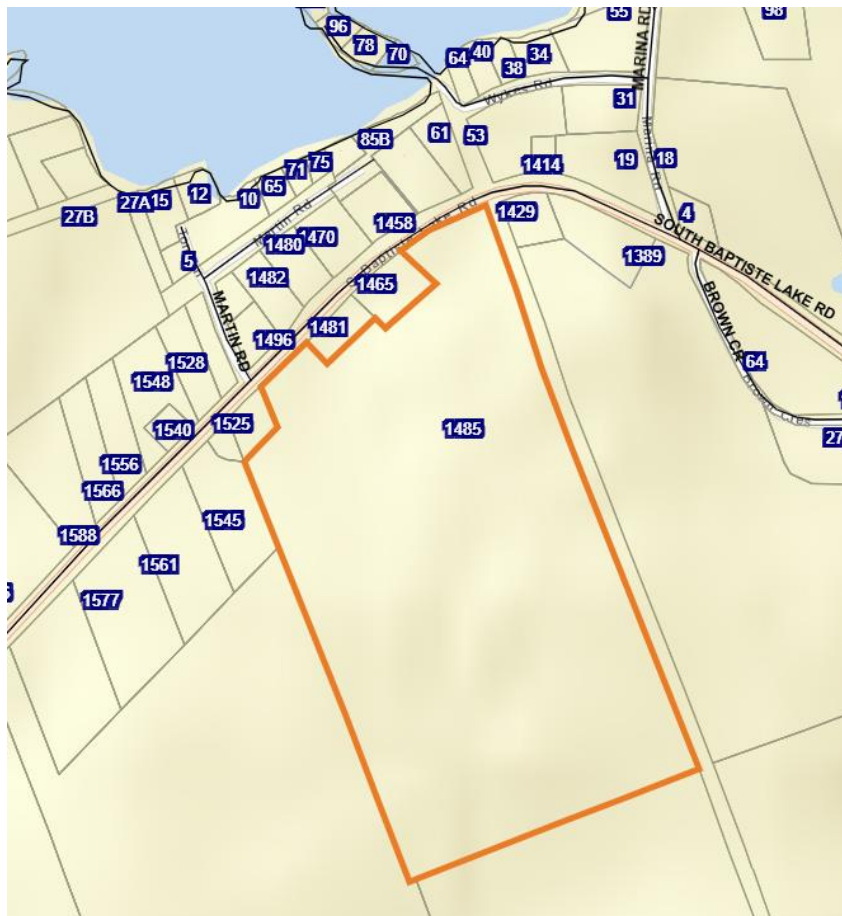
If you are a person with a disability, and need Hastings County information provided in another format, please contact the Land Division Secretary.

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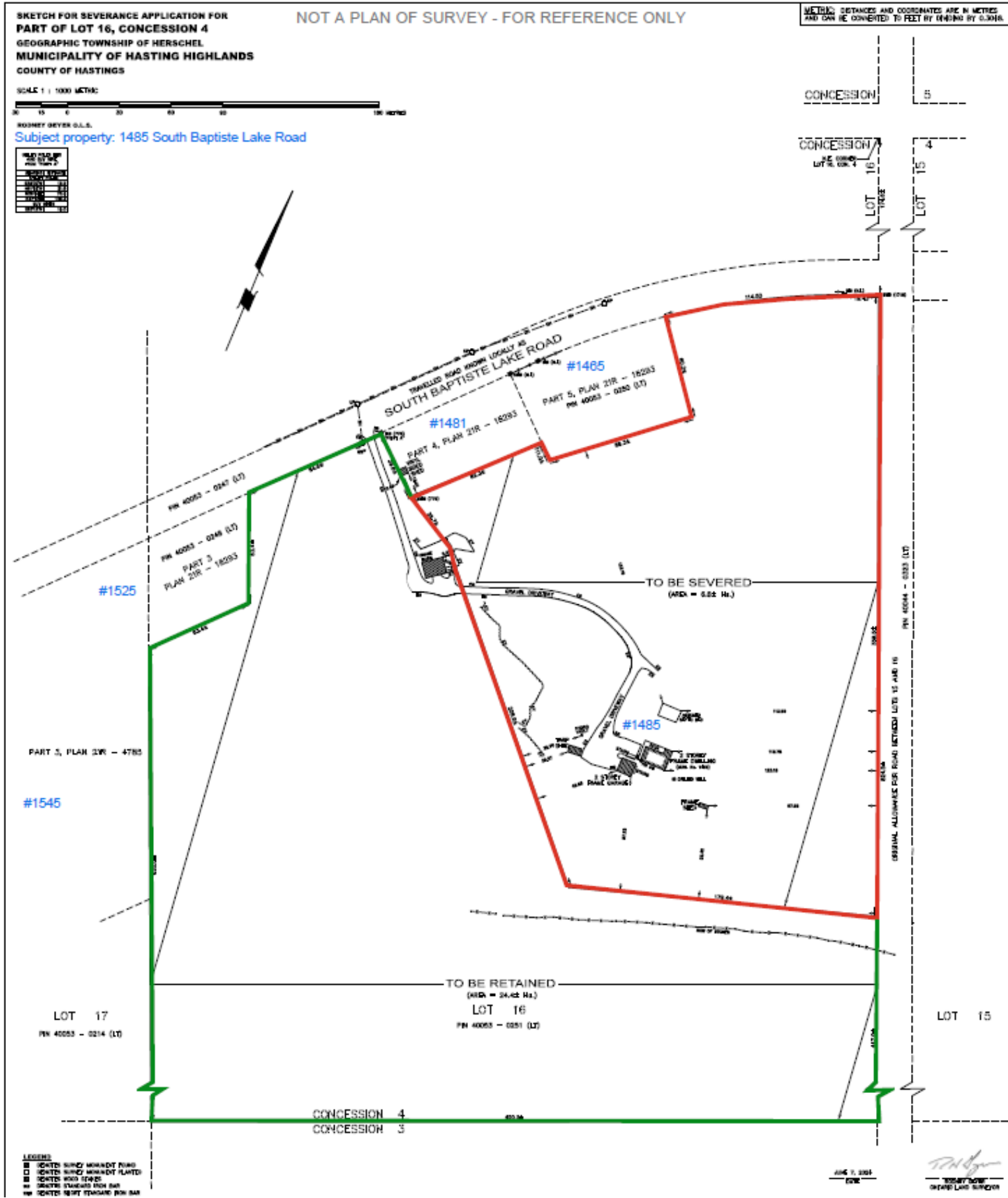
APPLICATION INFORMATION

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|-----------------------------------|---|
| Owner of Subject Lands: | GRANT, Christopher & WILSON, Kelly Lynne |
| Civic Address: | 1485 South Baptiste Lake Road |
| Legal Description: | PT LT 16 CON 4 HERSCHEL AS IN QR584542; HASTINGS HIGHLANDS; COUNTY OF HASTINGS |
| Severed Lot: | Frontage: 114.5 m (375 ft) South Baptiste Lake Road Area: 6.8 ha (16.8 ac) |
| Retained Lot: | Frontage: 84.6 m (277 ft) South Baptiste Lake Road Area: 24.4 ha (60.3 ac) |
| Official Plan Designation: | Rural-Waterfront |
| Current Zoning: | Marginal Agriculture (MA) 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 southside of South Baptiste Lake Road, approximately 100 metres east from the intersection of Martin Road and South Baptiste Lake Road in the Municipality of Hastings Highlands.</p> <p>The applicant proposes the creation of a new lot, having an area of approximately 6.8 ha (16.8 ac), with approximately 114.5 metres (375 ft) frontage on the south side of South Baptiste Lake Road. The proposed retained lands will have an area of approximately 24.4 ha (60.3 ac), with approximately 84.6 metres (277 ft) frontage on the south side of South Baptiste Lake Road.</p> <p>The proposed severed lands are development with a 146 sq metres (1,570 sq ft) 2 storey single detached dwelling, a 70 sq metre (753 sq ft) detached garage and other smaller accessory sheds and is primarily open areas. The retained lands contain a 115 sq metres (1,240 sq ft) wooden frame barn used for storage purposes and consists of wooded areas.</p> <p>Zoning By-law</p> <p>The subject lands are zoned Marginal Agricultural (MA) Zone.</p> <p>The proposed severed and retained lot will comply with the minimum lot area and minimum lot frontage requirements of the Marginal Agriculture (MA) Zone. Further, the existing uses on the proposed severed and retained lots will also conform with the permitted uses in the Marginal Agricultural (MA) Zone and consequently, a rezoning will not be required.</p> |

Location Sketch



Severance Sketch



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