

January 23, 2025

Dear Sir/Madam:

**RE: Application for Consent File No. B113/24
Owner: Wehoo Mountain Inc.**

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: | Wehoo Mountain Inc. |
| Civic Address: | 36873 Highway 62 |
| Legal Description: | PART LOT 11-12 CONCESSION 5 BANGOR AS IN QR312127 (SECONDLY) & QR414304 EXCEPT PART 1, PLAN 21R14214, PART 1, 21R11544, PART 1, PLAN 21R25193; HASTINGS HIGHLANDS |
| Severed Lot: | Frontage: 70 m (230 ft) Paddy Road Area: 0.86 ha (2.1 ac) |
| Retained Lot: | Frontage: 283 m (928 ft) Paddy Road Area: 54.6 ha (135 ac) Frontage: 698 m (2,290 ft) Highway 62 |
| Official Plan Designation: | Rural-Waterfront and Environmental Protection |
| 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 The subject lands are located on the east side of Paddy Road, approximately 200 metres north of the intersection of Paddy Road and Highway 62 in the Municipality of Hastings Highlands. The lands have approximately 283 metres (928 ft) frontage on the north side of Highway 62 and approximately 353 metres (1,158 ft) frontage on the east side of Paddy Road and consists of 55.4 ha (137 ac) of lot area.</p> <p>The subject lands are characterized as sloping forested lands with a wetland feature traversing the northern area of the parcel which drains into a small pond on adjacent lands to the west of Paddy Road.</p> <p>The applicant proposes the creation of a new lot, having an area of approximately 0.86 ha (2.1 ac) 70 metres (230 ft) frontage on the east side of Paddy Road. The proposed retained lands will have an area of approximately 54.6 ha (135 ac), with approximately 283 metres (928 ft) frontage on the east side of Paddy Road and 698 metres (2,290 ft) frontage on the north side of Highway 62.</p> <p>Both the proposed severed and retained lands are vacant and it is intended the severed lands will be developed with a single residential dwelling.</p> <p>Zoning By-law The subject lands are zoned Marginal Agricultural (MA) Zone and Environmental Protection (EP) Zone in the Municipality of Hastings Highland Comprehensive Zoning Bylaw 2004-035, as amended.</p> <p>The proposed retained lands will continue to comply with the minimum lot area and lot frontage requirements of the Marginal Agriculture (MA) Zone and will not require rezoning.</p> <p>The proposed severed lands will no comply with the minimum lot area requirement of the Marginal Agriculture (MA) Zone and consequently, it will be recommended the severed lands be rezoned to the Rural Residential (RR) Zone as a condition of consent approval.</p> <p>Lands zone the Environmental Protection (EP) Zone relate to the wetland area previously noted above. Sufficient development area exists on the retained land and the severed lands are far removed from the wetland area which will not impact future development on the severed lands. The lands zoned Environmental Protection (EP) Zone will remain zoned as such.</p> |

Severance Sketch Follows

