

January 22, 2025

Dear Sir/Madam:

**RE: Application for Consent File No. B122/24 (Lot Addition)
Owner: REID, Daniel & Andrea**

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,



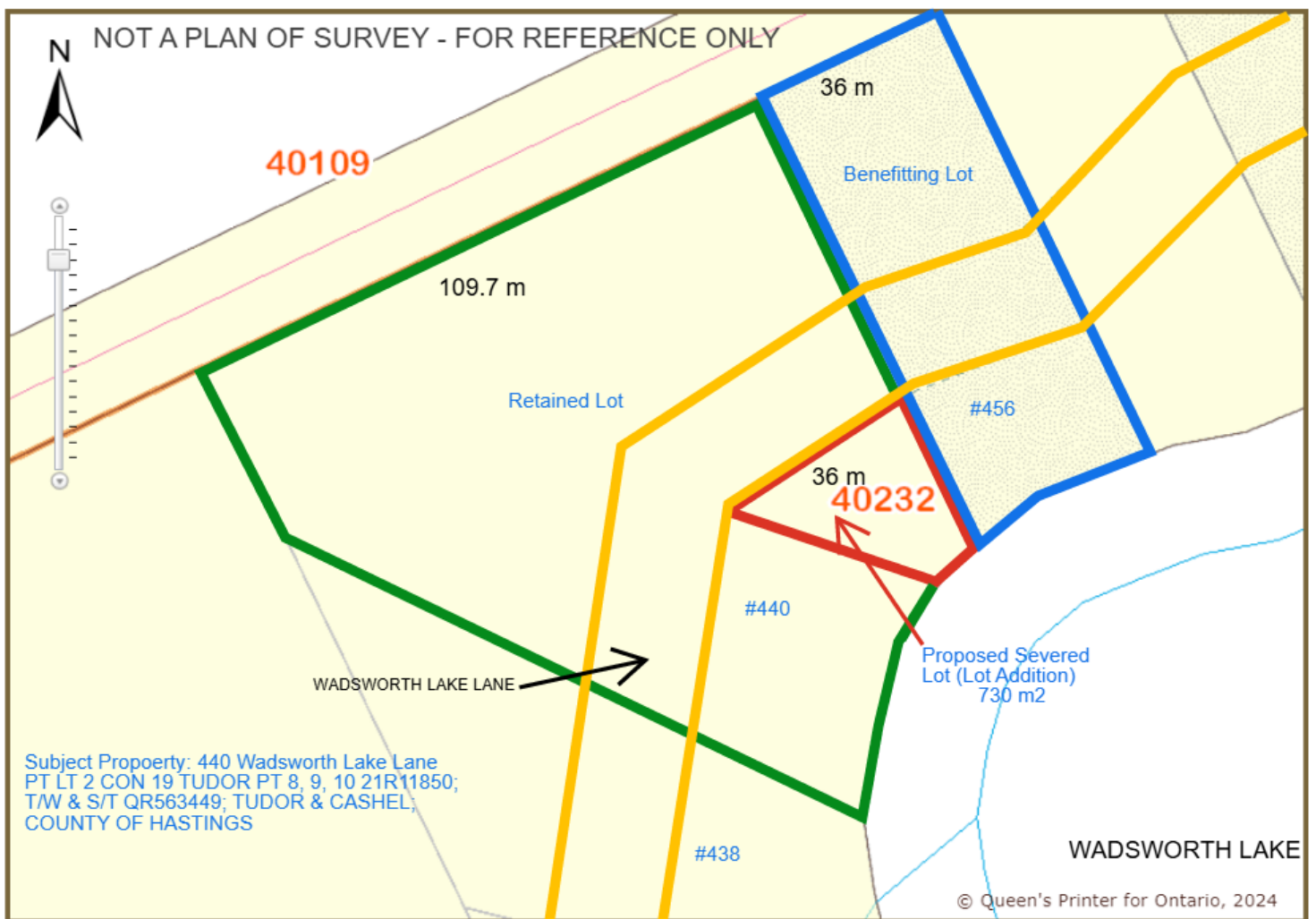
Liz Westerhof
Land Division Secretary
Planning & Development Department
Hastings County

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

Owner of Subject Lands:	REID, Daniel & Andrea
Civic Address:	440 Wadsworth Lake Lane
Legal Description:	PT LT 2 CON 19 TUDOR PT 8, 9, 10 21R11850; T/W & S/T QR563449; TUDOR & CASHEL; COUNTY OF HASTINGS
Severed Lot:	Frontage: 36 m (118 ft) Wadsworth Lake Lane Area: 730 sq m (0.18 ac)
Benefitting Lot: (456 Wadsworth Lake Lane)	Frontage: 36.5 m (120 ft) Wadsworth Lake Lane Area: 0.3 ha (0.75 ac)
Retained Lot:	Frontage: 40 m (132 ft) Wadsworth Lake Lane Area: 0.76 ha (1.9 ac)
Official Plan Designation:	Rural/Waterfront
Current Zoning:	Limited Service Residential (LSR) Zone – Severed, Retained and Benefitting lands
Type of Consent(s):	New Lot () Lot Addition (X) Other:
Purpose and Effect:	<p>Description of Proposal</p> <p>The subject lands are located in the Township of Tudor and Cashel (Tudor) on the north shore of Wadsworth Lake and contains the travelled portion of the right of way known as Wadsworth Lake Lane (Part 9) which is approximately 2.3 km southeast of the intersection of Wadsworth Lake Lane and St. Ola Road in the Township of Limerick. The lands contain approximately 76 m (249 ft) frontage on Wadsworth Lake Lane, consists of 0.83 ha (2.05 ac) of lot area and abuts the northern shoreline of Wadsworth Lake.</p> <p>The applicant proposes a lot addition of approximately 730 square metres (0.18 ac) with 36 m (118 ft) of frontage on Wadsworth Lake Lane to the benefitting lands. The severed lands will not include that portion of the subject lands that contain the existing travelled area of Wadsworth Lake Lane. The resultant lot, being the severed and benefitting lands, will have an area of approximately 0.37 ha (0.92 ac) with approximately 72.5 m (237 ft) frontage on Wadsworth Lake Lane.</p> <p>The subject lands are characterized as a seasonal cottage property with a manicured lawn area including a number of trees throughout the property surrounding an existing cottage and 2 accessory sheds. The severed lands are vacant, and it is intended these lands to be added to the neighbouring lands will be developed with an accessory detached garage. The benefitting lands are developed with an existing seasonal cottage.</p> <p>Zoning By-law</p> <p>The severed, retained and benefitting lands are in the Limited Service Residential (LSR) Zone in the Township of Tudor & Cashel Comprehensive Zoning Bylaw Z-2010-01.</p> <p>It appears the proposed retained lands will continue to comply with the minimum lot area of 4,000 square metres (0.98 ac) required in the Limited Service Residential (LSR) Zone, however, will not meet the minimum lot frontage requirements of 45.7 metres (150 ft).</p> <p>It appears the resultant lot (benefitting and severed lands) will comply with the minimum lot frontage requirement of 45.7 metres (150 ft) of the Limited Service Residential (LSR) Zone however will not meet the minimum lot area requirements of 4,000 square metres (0.98 ac) in the Limited Service Residential (LSR) Zone.</p> <p>Therefore, it will be recommended the retained land be rezoned to a site specific Limited Service Residential (LSR-XX) Zone to permit a reduced lot frontage of approximately 40 metres (132 ft) on Wadsworth Lake Lane and recommend the resultant lot (benefitting and severed lands) be rezoned to a site specific Limited Service Residential (LSR-XX) Zone to permit a reduced lot area of approximately 3,730 square metres (0.93 ac).</p> <p>To ensure accurate dimensions are determined for the lot areas and lot frontages of both the retained and resultant lots, it will be recommended an Ontario Land Surveyor prepared a detailed sketch which indicates lot area, lot frontage, water frontage and setbacks for all buildings. This sketch will be used to identify minimum zone provision requirements for the site specific rezonings.</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