

January 3, 2025

Dear Sir/Madam:

**RE: Application for Consent File No. B130/24 (Lot Addition)
Owner: BIERWORTH, Brennan & Jenna**

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

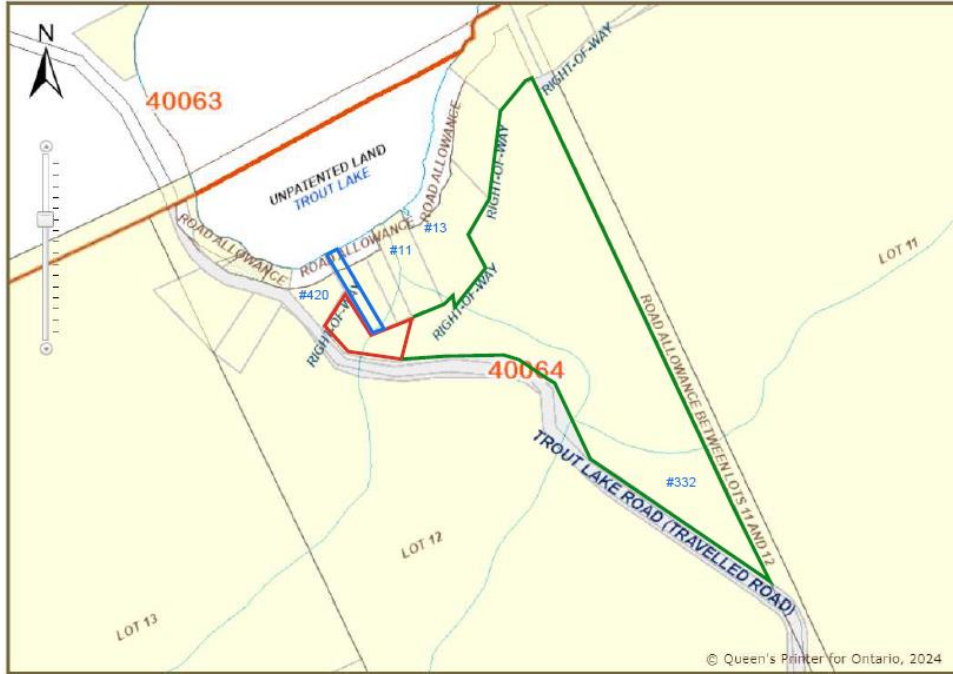
If you are a person with a disability, and need Hastings County information provided in another format, please contact the Land Division Secretary.

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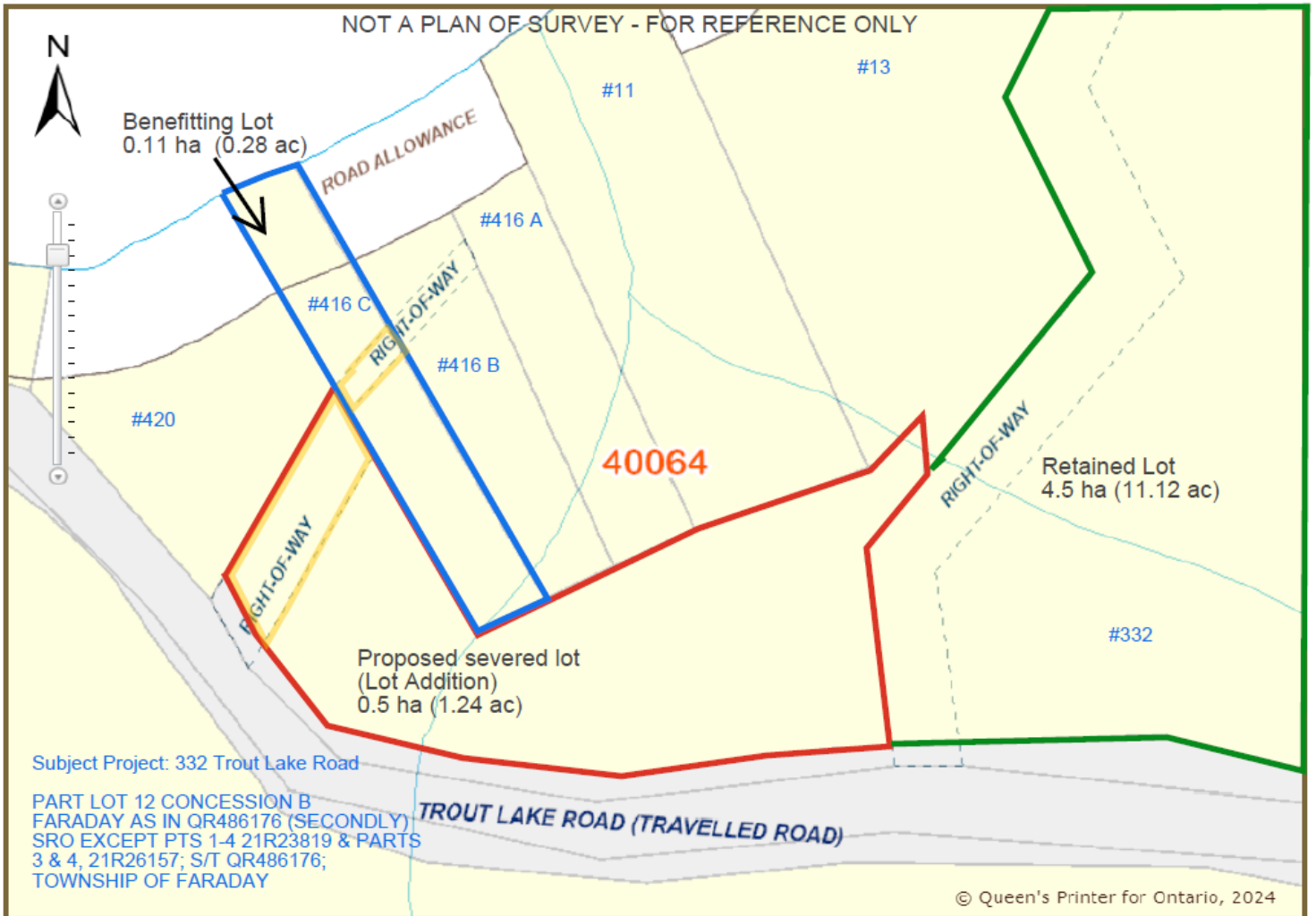
APPLICATION INFORMATION

Owner of Subject Lands:	BIERWORTH, Brennan & Jenna		
Civic Address:	332 Trout Lake Road		
Legal Description:	PART LOT 12 CONCESSION B FARADAY AS IN QR486176 (SECONDLY) SRO EXCEPT PTS 1-4 21R23819 & PARTS 3 & 4, 21R26157; S/T QR486176; TOWNSHIP OF FARADAY		
Severed Lot:	Frontage: +/- 136 m	Area: +/- 1.24 acres (0.5 ha)	
Benefitting Parcel: (416C Trout Lake Road)	Frontage: +/- 15.0 m (Faraday Lake)	Area: +/- 0.28 acres (0.11 ha)	
Retained Lot:	Frontage: +/- 394 m	Area: +/- 11.12 acres (4.5 ha)	
Official Plan Designation:	Rural & Waterfront; Environmental Protection [Schedule A] At Capacity Lake Trout Lake [Schedule B] (Faraday Lake)		
Current Zoning:	Rural (RU) & Environmental Protection (EP)		
Type of Consent(s):	New Lot ()	Lot Addition (X)	Other:
Purpose and Effect:	<p>Description of Proposal</p> <p>The subject property is an irregular shaped parcel of land approximately 5 hectares in size with approximately 530 m of frontage on Trout Lake Road, which is a year-round publicly maintained road. The subject property contains two rights-of-way. The proposed severed parcel contains a right-of-way that currently provides access from Trout Lake Road to the properties municipally addressed as 416 A-C Trout Lake Road. The second right-of-way exists along the northern extent of the subject property, municipally known as Cliff Lane. The majority of the subject property is densely forested with a mix of deciduous and coniferous tree growth. The existing development, consisting of a single detached dwelling and accessory structures, are in the southernmost extent of the subject property, southeast of the proposed severed lot.</p> <p>The applicant is proposing to convey an irregular shaped 1.24-acre (0.5 ha) lot from the northwestern portion of the subject property to the abutting lot municipally known as 416 C Trout Lake Road. The benefitting property is an existing, undersized, waterfront residential lot containing a seasonal dwelling and accessory buildings with approximately 15 metres of waterfront frontage on Faraday Lake and is approximately .28 acres (0.11 ha) in size. The lot addition would result in an enlargement of the existing undersized lot, creating a 1.52-acre (0.62 ha) lot, while gaining 136 m of frontage on Trout Lake Road. The resulting proposed retained lot would have an approximate area of 11.12 acres (4.5 ha) with approximately 394 m of frontage on Trout Lake Road. No new development is proposed as a result of this application.</p> <p>Zoning By-law</p> <p>The subject property is zoned Rural (RU) Zone and Environmental Protection (EP) Zone, whereas the benefitting lot is zoned Waterfront Residential (WR) in the Township of Faraday Zoning By-law 21-2012.</p> <p>As a result of the proposed severance, the severed lands will be required to be rezoned from the Rural (RU) Zone to the Waterfront Residential (WR) Zone to provide for consistent zoning with the resultant benefitting parcel, as a condition of consent. Additionally, the retained lot has a deficient lot area for the Rural (RU) Zone and therefore, as a condition of consent, will be required to be rezoned to a more appropriate zone, such as the Rural Residential (RR) Zone.</p> <p>The Environmental Protection (EP) Zoned lands will remain zoned as such.</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