

January 8, 2025

Dear Sir/Madam:

**RE: Application for Consent File No. B133/24 (Lot Addition)
Owner: MacLEAN, Penny**

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:	MacLEAN, Penny
Civic Address:	123 Fourth Street
Legal Description:	PT LT 106 PL 143 PT 2 21R8925; DESERONTO; COUNTY OF HASTINGS
Severed Lot:	Frontage: 2.7 m (8.8 ft) Fourth Street Area: 35 sq m (376 sq ft)
Benefitting Lot: 119 Fourth Street	Frontage: 6.7 m (21.9 ft) Fourth Street Area: 239 sq m (2,572 sq ft)
Retained Lot:	Frontage: 16.2 m (53 ft) Mill Street Area: 588 sq m (6,329 sq ft)
Official Plan Designation:	Urban Residential – (Part B)
Current Zoning:	Residential Type 1 (R1) Zone
Type of Consent(s):	New Lot () Lot Addition (X) Other:
Purpose and Effect:	<p>Description of Proposal</p> <p>The subject lands are located at the west side of Fourth, approximately 100 metres south of the intersection of Dundas Street and Fourth Street in the Town of Deseronto and is known municipally as 123 Fourth Street. The benefitting lands to the south are known as 119 Fourth Street.</p> <p>The applicant proposes a lot addition, the severed lot to have an area of 35 square metres (376 sq ft) with 2.7 metres (8.8 ft) of frontage on the west side of Fourth Street. The shape of the severed lands is triangular with approximately 25 metres of depth and is to be added to the benefitting lands immediately to the south. The resultant lot (benefitting and severed) will have an area of approximately 274 square metres (2,949 sq ft) with approximately 9.4 metres (30 ft) frontage on Fourth Street.</p> <p>The retained lands are irregular in shape by will contain between approximately 43 to 44 metres of depth with 16.2 metres (53 ft) frontage on the west side of Fourth Street and provide approximately 588 square metres (6,329 sq ft) of lot area.</p> <p>The proposed severed parcel forms part of abutting driveways for the retained and benefitting lands that straddles the current property line but is owned by the subject property owner. This lot addition application will appropriately convey the necessary land to ensure the driveway currently used by the benefitting landowner is located entirely on the resultant lands.</p> <p>The retained and benefitting lands are both developed with a single detached dwelling and accessory sheds respectively.</p> <p>Zoning By-law</p> <p>The subject severed, retained and benefitting lands are currently zoned the Residential Type 1 (R1) Zone.</p> <p>The existing residential uses on the severed and benefitting lands are permitted in the Residential Type 1 (R1) Zone. The addition of the severed lands to the benefitting lands will increase the lot frontage and lot area for the benefitting lands however the resultant lands (severed and benefitting) will not meet the minimum lot area or minimum lot frontage requirements of the Residential Type 1 (R1) Zone. Therefore, it will be recommended the resultant parcel be rezoned to a site specific Residential Type 1-X (R1-x) Zone that recognizes the resultant lot frontage and lot area.</p> <p>Further, based on the submitted sketch, it appears the single detached dwelling on the retained lands will comply with the interior side yard requirements. It appears the retained will comply with the Residential Type 1 (R1) zone requirements and consequently will not require rezoning.</p>

Severance Sketch Follows

COPYRIGHT © IBW SURVEYORS LTD. 2024
 SKETCH FOR PROPOSED
 SEVERANCE APPLICATION
123 FOURTH STREET, DESERONTO

SCALE 1 : 200 METRES

PT LT 106 PL 143 PT 2 21R8925; DESERONTO;
 COUNTY OF HASTINGS

NOTES

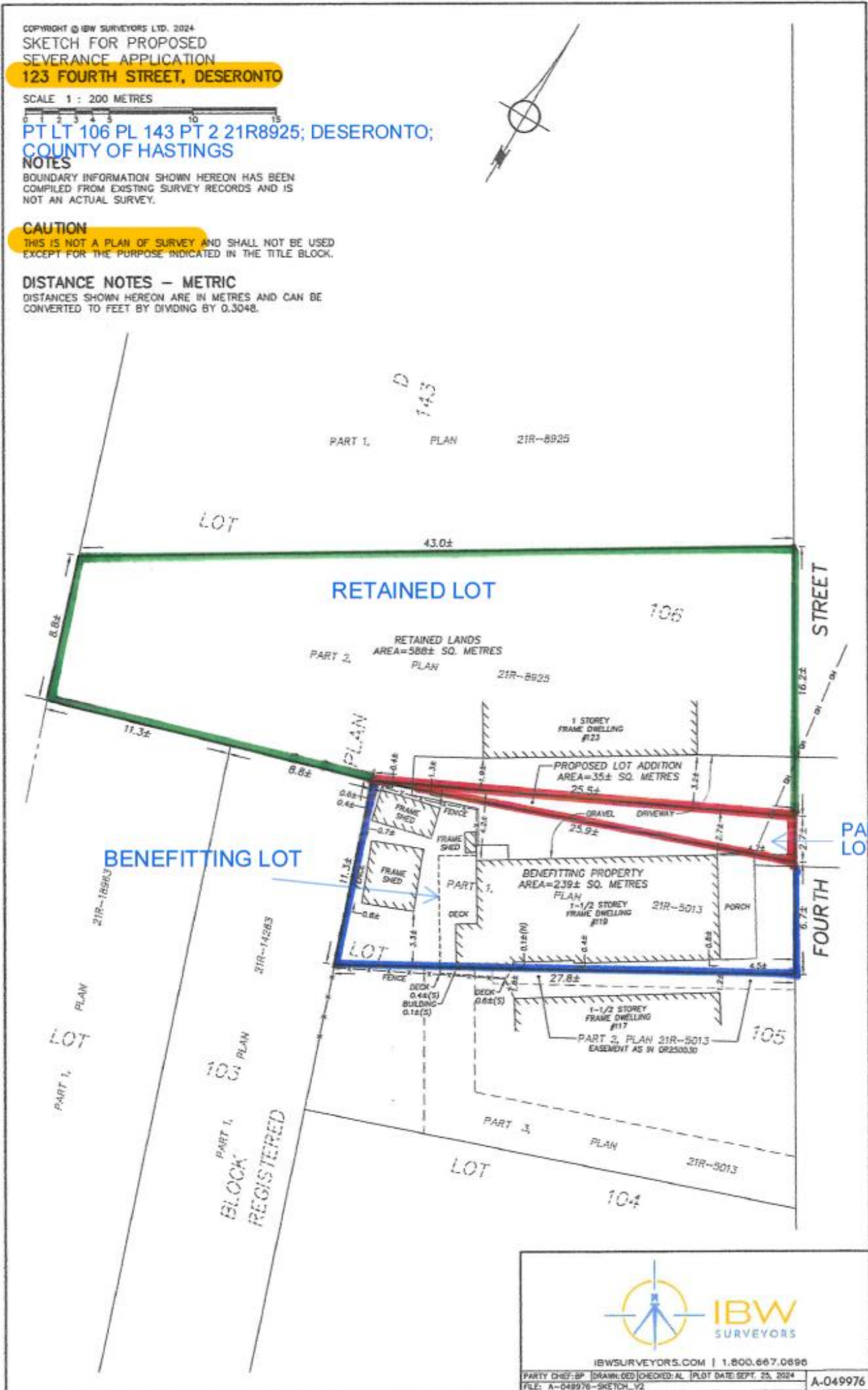
BOUNDARY INFORMATION SHOWN HEREON HAS BEEN
 COMPILED FROM EXISTING SURVEY RECORDS AND IS
 NOT AN ACTUAL SURVEY.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
 EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

DISTANCE NOTES – METRIC

DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048.



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