

January 2, 2025

Dear Sir/Madam:

**RE: Application for Consent File No. B136/24
Owner: SARLES, Christopher, Lydia & Brett**

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

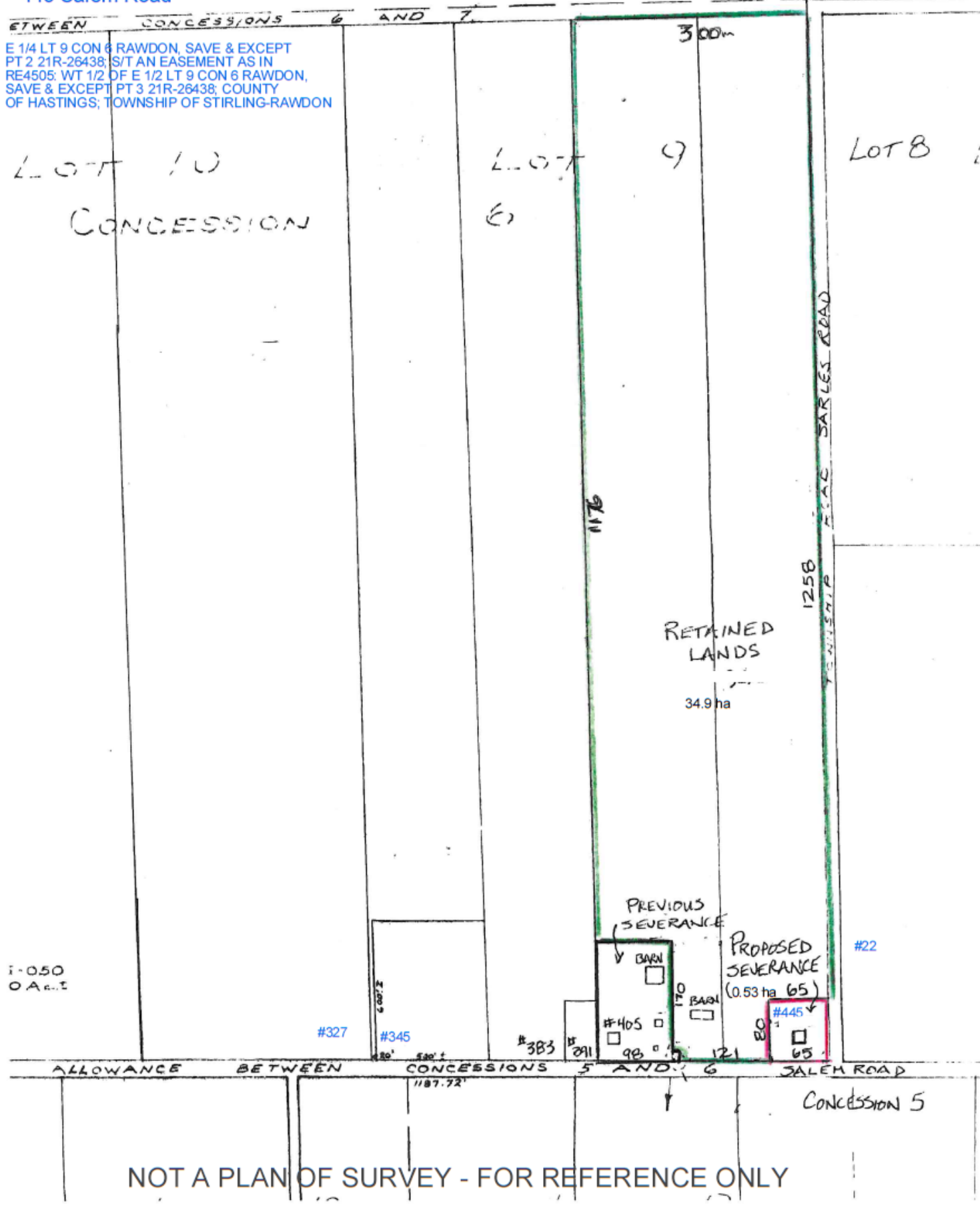
Owner of Subject Lands:	SARLES, Christopher, Lydia & Brett
Civic Address:	445 Salem Road
Legal Description:	EAST 1/4 LOT 9, CONCESSION 6 RAWDON, SAVE AND EXCEPT PART 2, PLAN 21R-26438; SUBJECT TO AN EASEMENT AS IN RE4505: WEST 1/2 OF EAST 1/2 LOT 9, CONCESSION 6 RAWDON, SAVE AND EXCEPT PART 3, PLAN 21R-26438; COUNTY OF HASTINGS; TOWNSHIP OF STIRLING-RAWDON
Severed Lot:	Frontage: +/- 65 m Salem Rd Area: +/- 0.53 ha (1.3 acres)
Retained Lot:	Frontage: +/- 121 m Salem Rd Area: +/- 38.4 ha (95 acres) +/- 1258 m Sarles Rd
Official Plan Designation:	Prime Agriculture & Rural [Schedule A]
Current Zoning:	Marginal Agriculture (MA) Permanent Agriculture Exception 43 (PA-43) Zone
Type of Consent(s):	New Lot (X) Lot Addition () Other:
Purpose and Effect:	<p>Description of Proposal</p> <p>The subject property is an irregular shaped parcel of land approximately 38.8 hectares (96 acres) in size with approximately 186 m of frontage on Salem Road and 1,338 on Sarles Road, which are both year-round municipally maintained roads in the Township of Stirling-Rawdon. The subject property is currently developed with a single detached dwelling, a barn and accessory structures, and is serviced by a private septic system and well.</p> <p>The applicant is proposing to create one new non-farm residential lot, fronting on Salem Road. The new lot is for the purpose of a farm consolidation with the existing dwelling being deemed surplus to the farming operation. The proposed lot is to be approximately 0.53 hectares in size, with 65 metres of frontage. The proposed lot is currently developed with a single-family dwelling, accessory structures and private services. The retained lot will be approximately 38.4 hectares in area and have approximately 121 metres of frontage on Salem Road and 1,258 metres on Sarles Road. The retained lands contain a barn, and lands which have been cleared and utilized for agricultural purposes.</p> <p>Site Characteristics</p> <p>Much of the subject property appears to have been cleared for agricultural purposes, with the northwest quadrant appearing to be left undisturbed containing deciduous and coniferous tree growth and an unevaluated wetland. The existing development is located along the southern property boundary.</p> <p>Zoning By-law</p> <p>The property is zoned the Marginal Agriculture (MA) Zone and the Permanent Agriculture Exception No. 43 (PA-43) Zone in the Township of Stirling-Rawdon Zoning By-law 320-03. The proposed severed parcel will not comply with the minimum lot area and front yard setback of the PA Zone and will be required to be rezoned to a more appropriate zone classification, such as the Rural Residential (RR) Zone.</p> <p>In reviewing the property, the existing dwelling may have a deficient front yard setback, and therefore upon confirmation of the deficient front yard, the severed parcel would be rezoned to a Rural Residential Exception "X" (RR-X) Zone to recognize the deficient front yard as a condition of consent.</p> <p>The retained lands being zoned Permanent Agriculture Exception No. 43 (PA-43) currently prohibits new residential development and prohibits existing buildings from being used for the housing and raising of livestock, therefore the retained lands will remain zoned as such.</p>

Severance Sketch Follows

SKETCH SHOWING PROPOSED SEVERANCE
 LOT 9, CONCESSION 6, RAWDON
 TOWNSHIP



Subject Property:
 445 Salem Road



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