

January 9, 2025

Dear Sir/Madam:

**RE: Application for Consent File No. B138/24
Owner: KENNELLY, Paul**

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

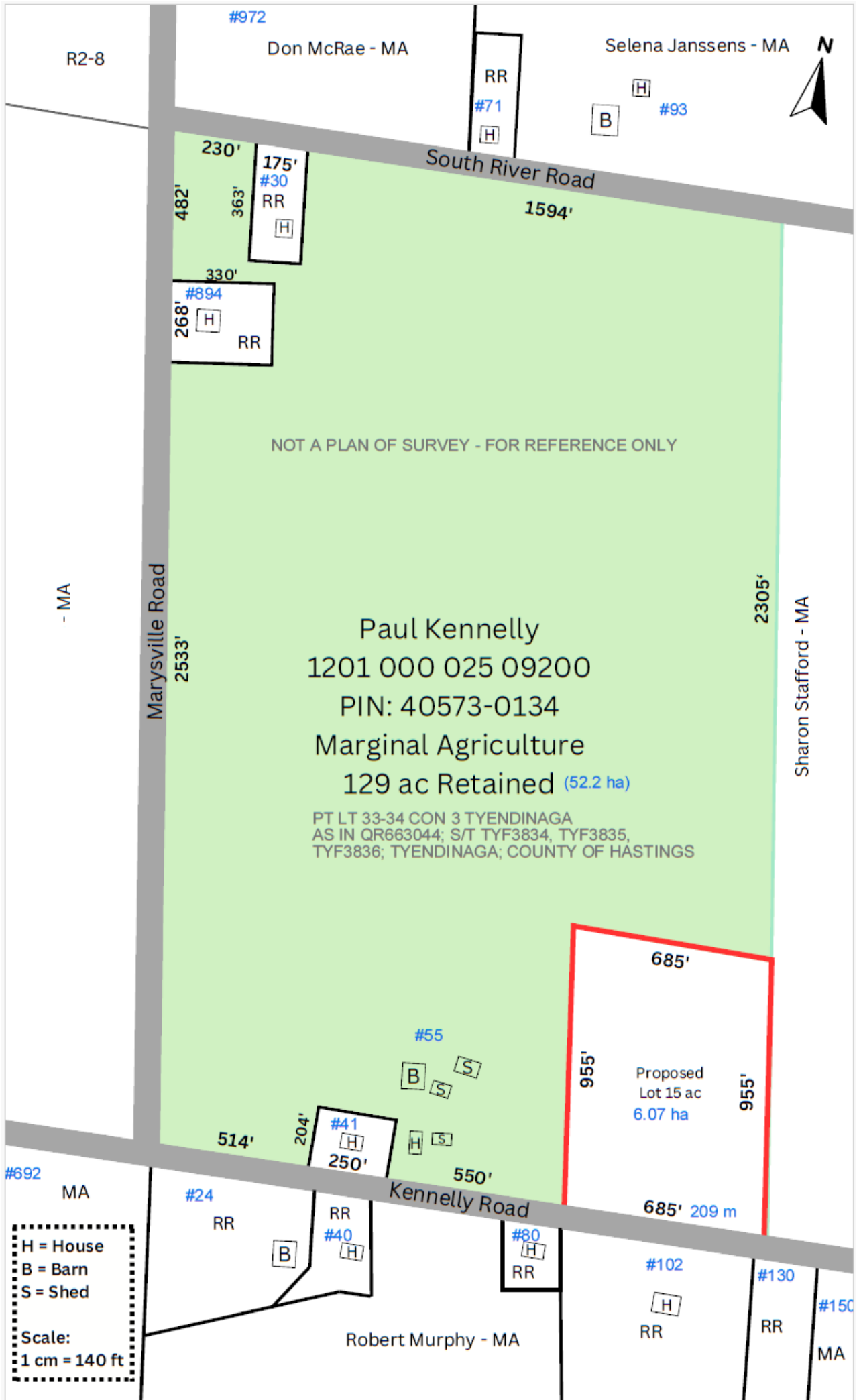
If you are a person with a disability, and need Hastings County information provided in another format, please contact the Land Division Secretary.

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APPLICATION INFORMATION

Owner of Subject Lands:	KENNELLY, Paul
Civic Address:	55 Kennelly Road
Legal Description:	PT LT 33-34 CON 3 TYENDINAGA AS IN QR663044; S/T TYF3834, TYF3835, TYF3836; TYENDINAGA; COUNTY OF HASTINGS
Severed Lot:	Frontage: +/- 209 m (Kennelly Rd) Area: +/- 6.07 ha (15 acres)
Retained Lot:	Frontage: +/- 556 m (South River Rd) Area: +/- 52.2 ha (129 acres) +/- 919 m (Marysville Rd) +/- 324 m (Kennelly Rd)
Official Plan Designation:	Rural / Waterfront [Schedule A] Significant Valleyland [Schedule B]
Current Zoning:	Marginal Agriculture (MA) 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 58.27 hectares (144 acres) in area located in the Township of Tyendinaga. The property has approximately 556 metres of intermittent frontage on South River Road, 919 metres of intermittent frontage on Marysville Road and 533 metres of intermittent frontage on Kennelly Road, which are all year-round maintained public roads.</p> <p>The applicant is proposing to create a new farm residential lot fronting on Kennelly Road. The proposed lot is to be approximately 15 acres (6 hectares) in size, with 209 metres of frontage. The proposed severed lot comprises the southeastern corner of the subject property and contains a woodlot, a fallow field, a watercourse and an associated unevaluated wetland. The retained lot will be approximately 52.2 hectares in area and have approximately 324 metres of intermittent frontage on Kennelly Road while maintaining the existing intermittent frontages on Marysville Road and South River Road. The retained lands are currently developed for livestock agricultural purposes, inclusive of a single-family dwelling, barn, and several accessory buildings. Much of the retained lands has been cleared for agricultural purposes (cropping), with the northern extent containing a mixed forest.</p> <p>Zoning By-law</p> <p>The subject property is zoned the Marginal Agriculture (MA) Zone in the Township of Tyendinaga Comprehensive Zoning By-Law No. 03-16. The proposed severed parcel will comply with the requirements of the MA zone and therefore no rezoning is required, as a condition of consent.</p>

Severance Sketch Follows



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