

January 6, 2025

Dear Sir/Madam:

**RE: Application for Consent File Nos. B139/24 & B140/24
 Owner: BTI Holdings Ltd.**

This is to advise that two Applications for Consent have 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 applications and a copy of the sketch showing the proposed severances (*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 applications. ***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 applications 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 consents, 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

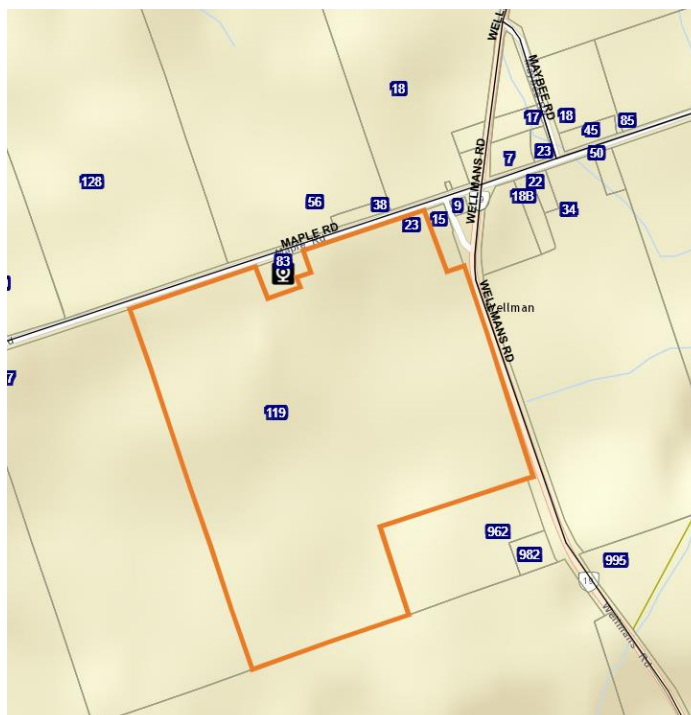
If you are a person with a disability, and need Hastings County information provided in another format, please contact the Land Division Secretary.

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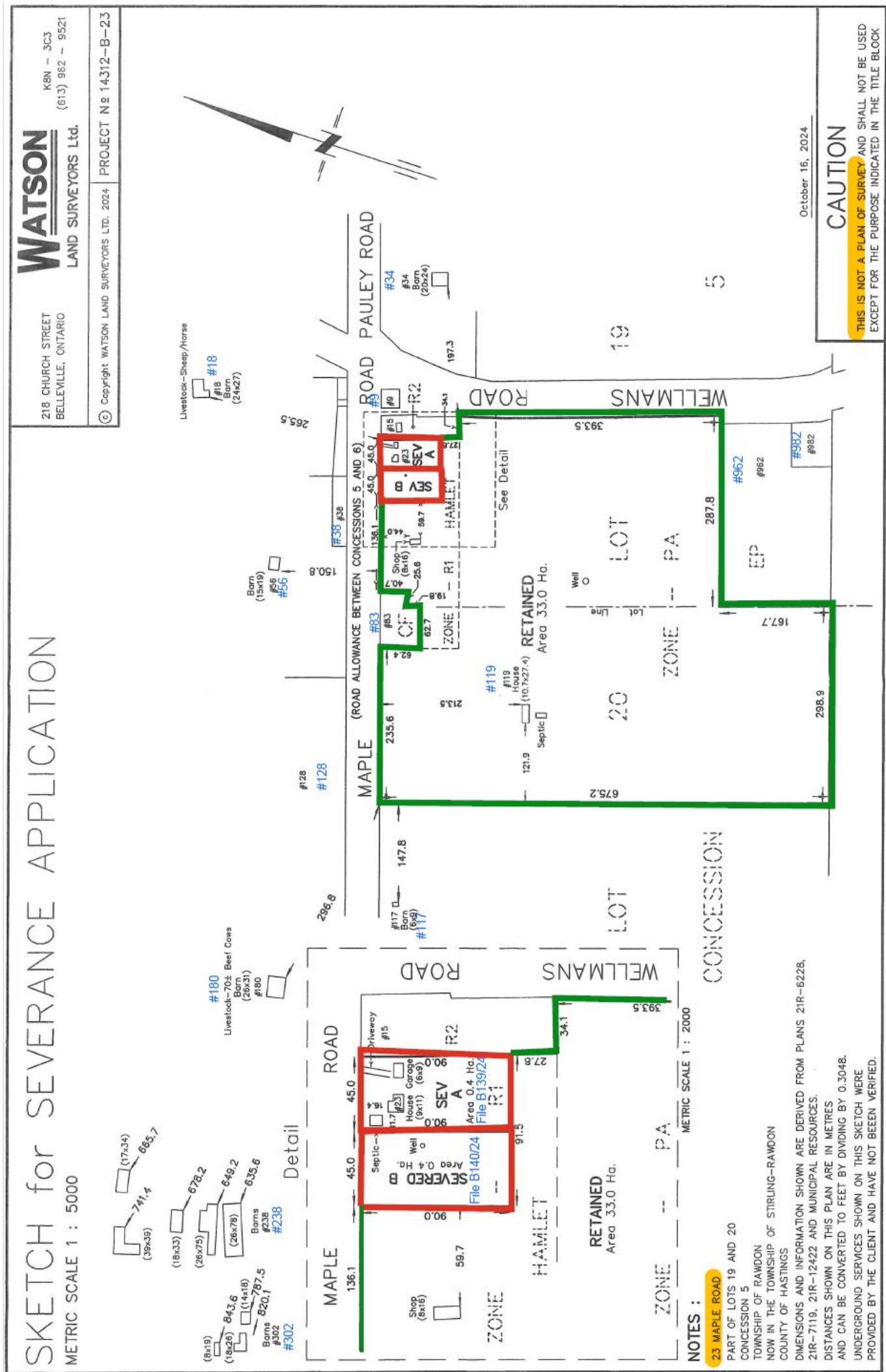
APPLICATION INFORMATION

Owner of Subject Lands:	BTI Holdings Ltd.		
Civic Address:	23 Maple Road & 119 Maple Road		
Legal Description:	PT LT 19-20 CON 5 RAWDON AS IN QR417956 EXCEPT PT 1 & 2 21R12422; STIRLING-RAWDON; COUNTY OF HASTINGS		
Severed Lot A (File B139/24):	Frontage: +/- 45 m	Area: +/- 0.4 ha (1 acre)	
Severed Lot B (File B140/24):	Frontage: +/- 45 m	Area: +/- 0.4 ha (1 acre)	
Retained Lot:	Frontage: +/- 371.7 m Maple Rd +/- 393.5 m Wellmans Rd	Area: +/- 33.6 ha (83.03 acres)	
Official Plan Designation:	Hamlet; Prime Agriculture & Environmental Protection [Schedule A]		
Current Zoning:	Permanent Agriculture (PA), Residential First Density (R1) & Environmental Protection (EP) Zone		
Type of Consent(s):	New Lot (X2)	Lot Addition ()	Other:
Purpose and Effect:	<p>Description of Proposal</p> <p>The subject property is an irregular shaped parcel of land approximately 34.4 hectares in area located in the Township of Stirling-Rawdon. The property has approximately 461.7 metres of frontage on Maple Road and 393.5 metres of frontage on Wellmans Road, which are both year-round municipally maintained roads.</p> <p>The applicant is proposing to create two new residential lots fronting Maple Road. Both proposed lots are to be approximately 0.4 hectares in size, with 45 metres of frontage. The proposed lots are located in the northern corner of the subject property, are adjacent to each other, with proposed Severed Lot A developed with a single detached dwelling and a detached garage, and Severed Lot B containing an existing well that services proposed Severed Lot A. The application notes that upon receiving provisional approval, a new well will be installed on Severed Lot A, with the existing well to service the future development on Severed Lot B.</p> <p>The retained lot will be approximately 33.6 hectares in area and have approximately 371.7 metres of intermittent frontage on Maple Road and maintain the frontage on Wellmans Road. The retained lot is currently developed with a dwelling, shop and accessory structures, with no plans for further development.</p> <p>Zoning By-law</p> <p>The subject property is zoned the Permanent Agriculture (PA) Zone, Residential First Density (R1) Zone and the Environmental Protection (EP) Zone in the Township of Stirling-Rawdon Zoning By-law 320-03. The proposed severed and retained parcels will comply with the minimum lot area, frontage and setback requirements of the R1 and PA zones, therefore a rezoning is not required, as a condition of consent.</p> <p>The EP zone is applied to a portion of the retained lands and 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