

January 3, 2025

Dear Sir/Madam:

RE: Application for Consent File No. B141/24 (Lot Addition)
Owner: STEVENSON, Robert & Suzanne and MCEACHRAN, Alan & RUSSEL, Cynthia

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:	STEVENSON, Robert & Suzanne and MCEACHRAN, Alan & RUSSEL, Cynthia	
Civic Address:	0 Jannison Road	
Legal Description:	LT 37 RCP 1973 T/W QR128384; MARMORA & LAKE; COUNTY OF HASTINGS	
Severed Lot (B141/24)	Frontage: 14.4m (47.2 ft) Jennison Rd	Area: 0.1 ha (0.3 ac)
Retained Lot	Frontage: 14.4m (47.2 ft) Jennison Rd	Area: 0.1 ha (0.3 ac)
Benefiting Lot 1	Frontage: 27.8m (91.0 ft) Jennison Rd	Area: 0.2 ha (0.6 ac)
Benefiting Lot 2	Frontage: 41.7m (136.9 ft) Jennison Rd	Area: 0.2 ha (0.6 ac)
Official Plan Designation:	Rural/Waterfront	
Current Zoning:	Waterfront Residential (WR) Zone	
Type of Consent(s):	New Lot () Lot Addition (X) Other: ()	
Purpose and Effect:	<p>Description of Proposal The subject lands are located east of Jennison Road and west of Dickey Lake within the geographic Township of Lake, which is located in the northern area of the Township of Marmora and Lake. The applicants propose to evenly divide an existing vacant lot that is situated between the two benefiting lots. The severed and retained lands will each have approximately 14.4 metres (47.2 feet) of frontage on Jennison Road with an approximate area of 0.1 hectares (0.3 acres), and the severed lands will be added to Benefiting Lot 1 and the retained lands will be added to Benefiting Lot 2. Proposed Benefiting Lot 1 has approximately 27.8 metres (91.0 feet) of frontage on Jennison Road with an approximate area of 0.2 hectares (0.6 acres). The proposed Resulting Lot 1 will have approximately 42.2 metres (138.5 ft) of frontage on Jennison Road with an approximate area of 0.4 hectares (0.9 acres). Proposed Benefiting Lot 2 has approximately 41.7 metres (91.0 feet) of frontage on Jennison Road with an approximate area of 0.2 hectares (0.6 acres). The proposed Resulting Lot 2 will have approximately 56.1 metres (184.1 feet) of frontage on Jennison Road with an approximate area of 0.4 hectares (0.9 acres). Both of the benefiting lots are built out with dwellings whereas the proposed severed and retained lands are vacant. It appears that the well for Benefiting Lot 1 is located on the proposed Severed Lot and the access for Benefiting Lot 2 is located on the Retained Lands.</p> <p>Zoning By-law The subject and both benefiting lands are zoned the Waterfront Residential (WR) Zone. The proposed resulting lots will not meet the minimum requirements of this zone and will be required to be rezoned to the Waterfront Residential Exception No. X (WR-X) Zone to recognize the deficiencies of the lot area and frontage. Staff note that it may be possible that the survey will indicate that the proposed resulting lots will meet the minimum standards of the zone, in which case staff would advise that this condition would no longer be applicable.</p>	

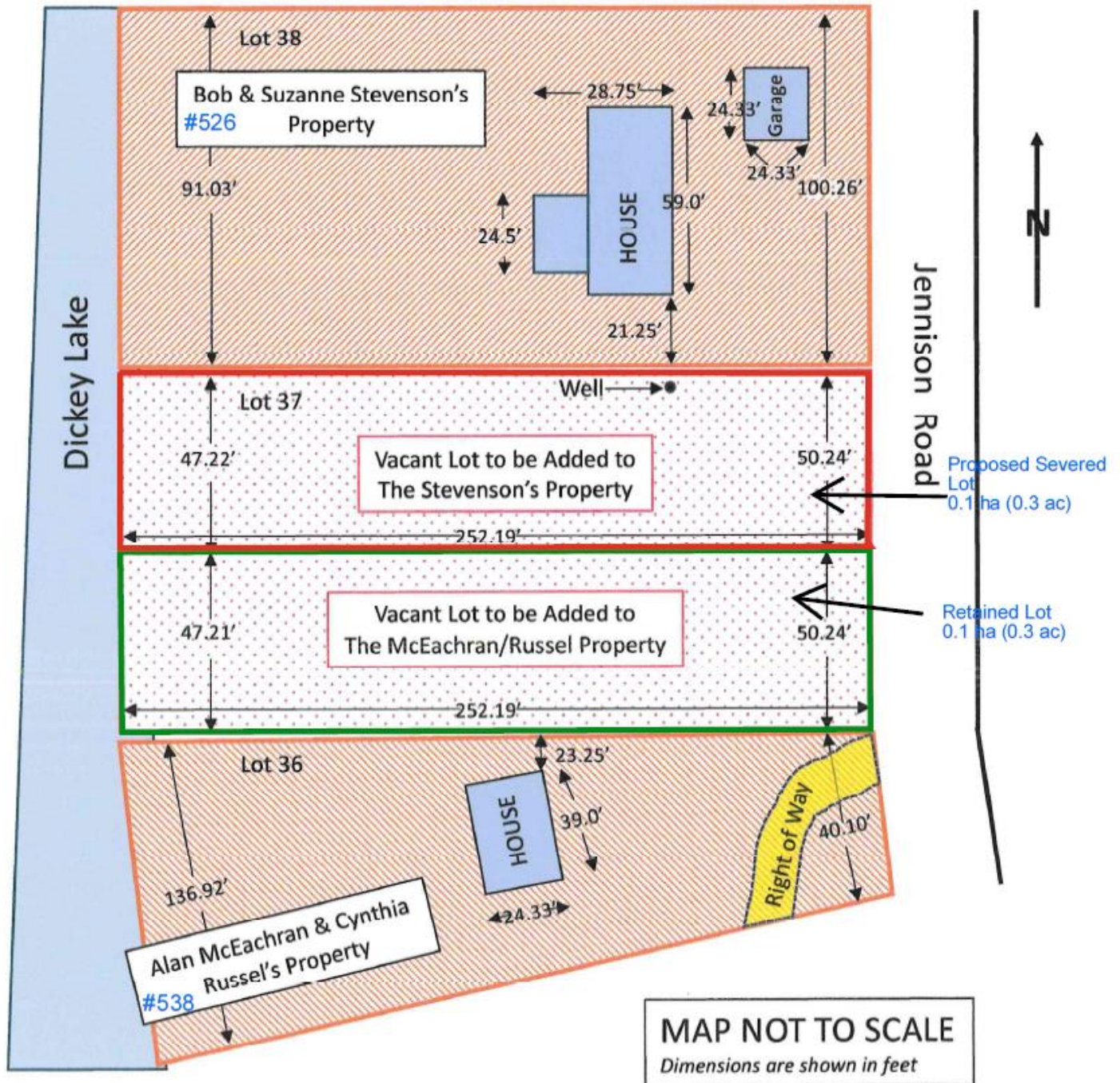
Location Sketch



Severance Sketch

NOT A PLAN OF SURVEY - FOR REFERENCE ONLY

Lot 37 Proposed Severance & Additions



Subject Property: 0 Jennison Road
LT 37 RCP 1973 T/W QR128384; MARMORA & LAKE; COUNTY OF HASTINGS

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