

January 2, 2025

Dear Sir/Madam:

**RE: Application for Consent File Nos. B142/24 & B143/24
Owner: MOORE, Derek & Bonnie**

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

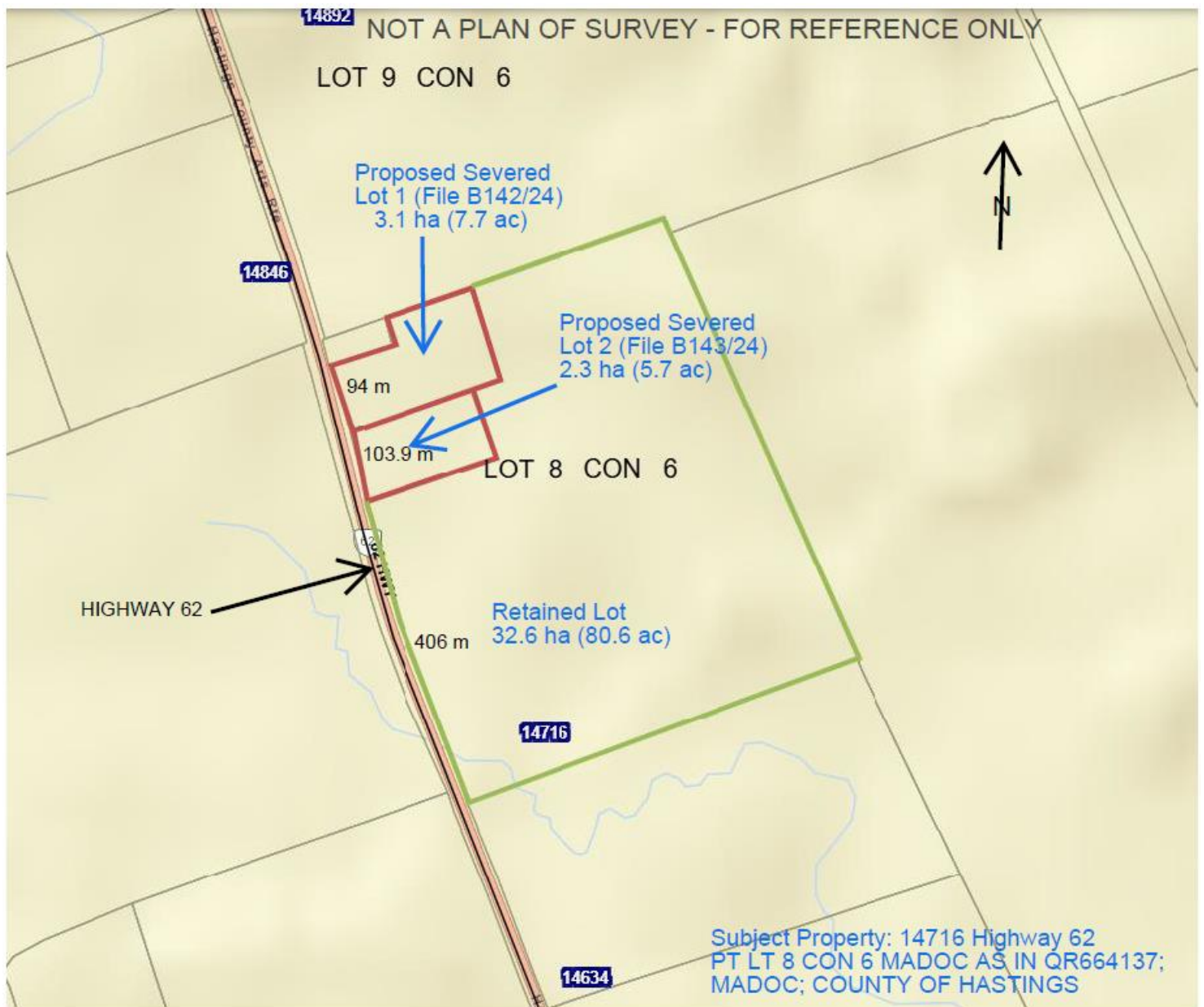
If you are a person with a disability, and need Hastings County information provided in another format, please contact the Land Division Secretary.

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APPLICATION INFORMATION

Owner of Subject Lands:	MOORE, Derek & Bonnie
Civic Address:	14716 Highway 62
Legal Description:	PT LT 8 CON 6 MADOC AS IN QR664137; MADOC; COUNTY OF HASTINGS
Severed Lot A (File B142/24):	Frontage: 94.0m (304.4 ft) Highway 62 Area: 3.1 ha (7.7 ac)
Severed Lot B (File B143/24):	Frontage: 103.9m (340.9 ft) Highway 62 Area: 2.3 ha (5.7 ac)
Retained Lot:	Frontage: 406.0m (1332.0 ft) Highway 62 Area: 32.6 ha (80.6 ac)
Official Plan Designation:	Rural/Waterfront and Deer Wintering Area Stratum II
Current Zoning:	Rural (RU) Zone
Type of Consent(s):	New Lot (<input checked="" type="checkbox"/>) Lot Addition (<input type="checkbox"/>) Other: (Mutual Entrance)
Purpose and Effect:	<p>Description of Proposal The subject lands are located east of Highway 62 within the Township of Madoc and are characterised by a mixture of fields and forested areas. The applicant proposes to sever two lots at the northwest corner of the property. Proposed Severed Lot 1 will have approximately 94.0 metres (304.4 feet) of frontage on Highway 62 with approximately 3.1 hectares (7.7 acres) of area. Proposed Severed 2 will have approximately 103.9 metres (340.9 feet) of frontage on Highway 62 with an approximate area of 2.3 hectares (5.7 acres). The proposed retained lands will have approximately 406.0 metres (1332.0 feet) of frontage on Highway 62 with an approximate area of 32.6 hectares (80.6 acres) of area. The retained lands are developed with a dwelling and the acreage is used for agricultural purposes. The proposed severed lots are vacant and are proposed to be used for residential purposes. As the lot fronts onto Highway 62, the applicant is proposing a mutual entrance for the two severed lots.</p> <p>Zoning By-law The subject lands are zoned the Rural (RU) Zone. The proposed severed lands do not meet the requirements of this zone and will be required to be rezoned to the Rural Residential (RR) Zone. The retained lands do not require a rezoning as they will exceed the minimum standards for frontage and area of their current zones.</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