

January 6, 2025

Dear Sir/Madam:

**RE: Application for Consent File Nos.: B147/24 & B148/24
Owner: RESMIN, Nusrat**

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

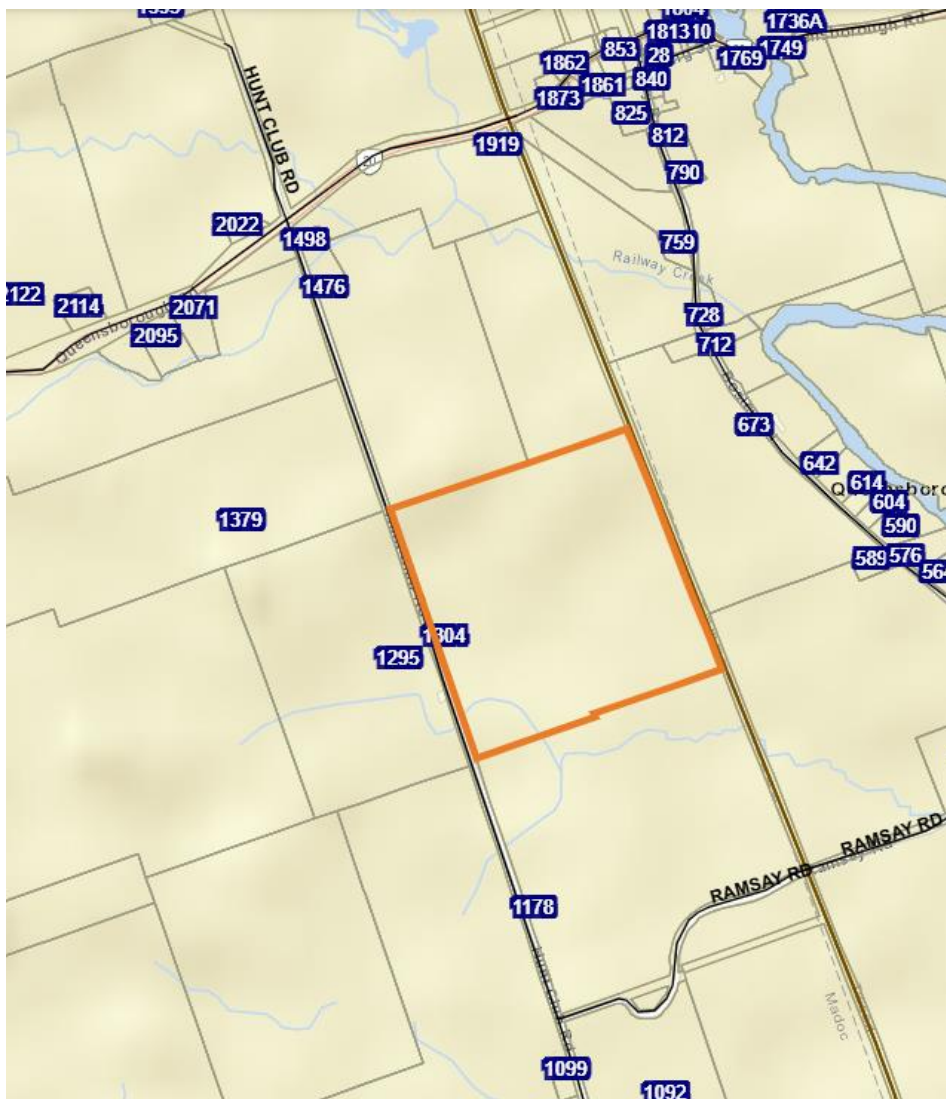
If you are a person with a disability, and need Hastings County information provided in another format, please contact the Land Division Secretary.

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APPLICATION INFORMATION

Owner of Subject Lands:	RESMIN, Nusrat
Civic Address:	1304 Hunt Club Road
Legal Description:	LT 12 CON 11 MADOC; MADOC; COUNTY OF HASTINGS
Severed Lot A (B147/24)	Frontage: 75.0 m (246.0 ft) Hunt Club Rd Area: 2.1 ha (5.2 ac)
Severed Lot B (B148/24)	Frontage: 200.0 m (656.2 ft) Hunt Club Rd Area: 2.1 ha (5.2 ac)
Retained Lot:	Frontage: 330.0 m (1082.7 ft) Hunt Club Rd Area: 28.7 ha (70.9 ac)
Official Plan Designation:	Rural/Waterfront, Environmental Protection, Waste Disposal Site (Buffer), Deer Wintering Area Stratum II, & Extractive Reserve
Current Zoning:	Rural (RU) Zone & Environmental Protection (EP) Zone
Type of Consent(s):	New Lots (X) Lot Addition () Other: ()
Purpose and Effect:	<p>Description of Proposal The subject lands are located east of Hunt Club Road within the Township of Madoc and are generally characterised by open agricultural fields with some forested areas throughout.</p> <p>The applicant proposes to sever two lots. Severed Lot A is proposed to have approximately 75.0 metres (246.0 feet) of frontage on Hunt Club Road with an approximate area of 2.1 hectares (5.2 acres) and it vacant. Severed Lot B is proposed to have approximately 200.0 metres (656.2 feet) of frontage with an approximate area of 2.1 hectares (5.2 acres) and is built out with a dwelling. The proposed retained lands will have approximately 330.0 metres (1082.7 feet) of frontage on Hunt Club Road with an approximate area of 28.7 hectares (70.9 acres) and has a hay storage but is otherwise vacant.</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 zone.</p>

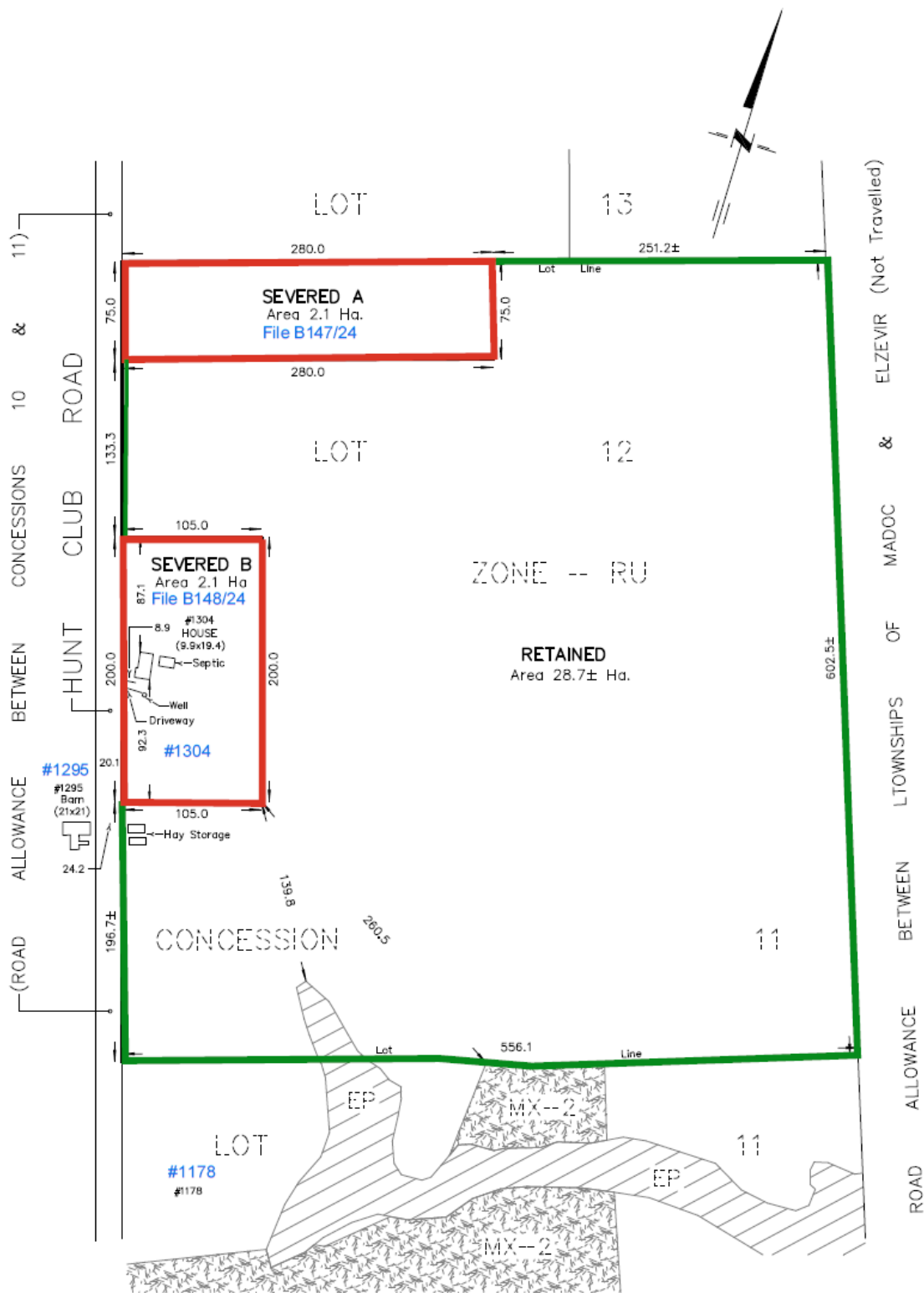
Location Sketch



Severance Sketch
 Subject Property: 1304 Hunt Club Road

SKETCH for SEVERANCE APPLICATION

METRIC SCALE 1 : 3000



NOTES :

1304 HUNT CLUB ROAD

LOT 12
 CONCESSION 11
 TOWNSHIP OF MADOC
 COUNTY OF HASTINGS

DIMENSIONS AND INFORMATION SHOWN ARE DERIVED FROM
 PLANS 21R-22978, 21R-26110 AND MUNICIPAL RESOURCES.

DISTANCES SHOWN ON THIS PLAN ARE IN METRES
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OCTOBER 25, 2024

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
 EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

218 CHURCH STREET
 BELLEVILLE, ONTARIO

WATSON
 LAND SURVEYORS Ltd.

K8N - 3C3
 (613) 962 - 9521

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PROJECT N^o 13928-R-22

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