

January 22, 2025

Dear Sir/Madam:

**RE: Application for Consent File No. B149/24
Owner: WICKLAM, Philip & Theresa**

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.

over ▶

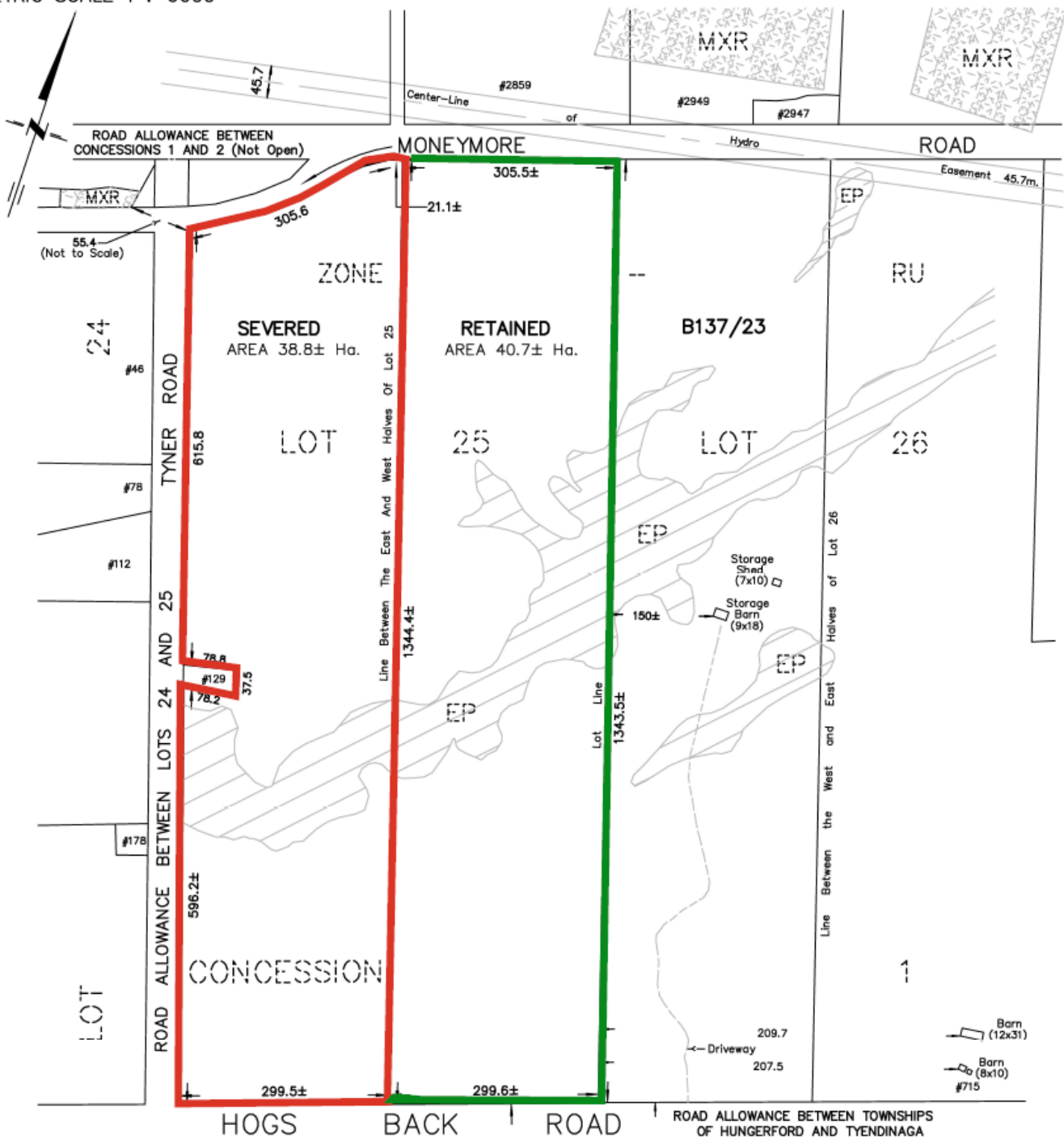
APPLICATION INFORMATION

Owner of Subject Lands:	WICKLAM, Philip & Theresa
Civic Address:	0 Hogs Back Road
Legal Description:	PT LT 25-26 CON 1 HUNGERFORD AS IN QR550085 (THIRDLY, FOURTHLY & FIFTHLY); S/T HF5938, QR58009; TWEED; COUNTY OF HASTINGS
Severed Lot:	Frontage: 299.5m Hogs Back Road, 1212 Tyner Road and 305.6 Moneymore Road Area: 38.8 ha
Retained Lot:	Frontage: 305.5 Moneymore Road and 299.6 Hogs Back Road Area: 40.7 ha
Official Plan Designation:	Rural and Waterfront, Environmental Protection
Current Zoning:	Rural (RU) Zone and Environmental Protection (EP) Zone
Type of Consent(s):	New Lot (X) Lot Addition () Other:
Purpose and Effect:	<p>Description of Proposal The applicant proposes to sever 1 large parcel of land to create new rural lot abutting Tyner Road. The total area of the subject property is approximately 79.5 hectares in area. The proposed new lot would be approximately 38.8 hectares in area with approximately 299.5 metres of frontage on Hogs Back Road, 1212 metres of frontage on Tyner Road and 305.6 metres of frontage on Moneymore Road. The retained parcel would be approximately 40.7 hectares in area with approximately 305.5 metres of frontage on Moneymore Road and 299.6 metres of frontage on Hogs back Road.</p> <p>Zoning By-law The subject lands are currently zoned the Rural (RU) Zone and Environmental Protection (EP) Zone in the Municipality of Tweed comprehensive Zoning Bylaw.</p> <p>The proposed severed lot will comply with the minimum lot area and lot frontage of the Rural (RU) Zone and therefore will not be required to be rezoned. Lands zoned Environmental Protection (EP) Zone on the proposed sever lands will remain zoned as such.</p> <p>The proposed retained lands will meet the minimum lot area and minimum lot frontage requirements of the Rural (RU) Zone and therefore will not require rezoned. Lands zoned Environmental Protection (EP) Zone on the proposed retained lands will remain zoned as such.</p>

Severance Sketch Follows

SKETCH for SEVERANCE APPLICATION

METRIC SCALE 1 : 6000



NOTES :

ACROSS FROM #624 HOGS BACK ROAD

PART OF LOTS 25 & 26
 CONCESSION 1
 TOWNSHIP OF HUNGERFORD
 NOW IN THE MUNICIPALITY OF TWEED
 COUNTY OF HASTINGS

DIMENSIONS AND INFORMATION SHOWN ARE DERIVED FROM PLANS 21R-5036,
 21R-12823, 21R-17717, 21R-18327, 21R-23685,
 AND MUNICIPAL RESOURCES.

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

THIS SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL.

NOVEMBER 5, 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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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