

January 30, 2025

Dear Sir/Madam:

**RE: Application for Consent File No. B152/24
Owner: McCOY, Timothy**

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: | McCOY, Timothy |
| Civic Address: | Shanick Road (surrounding #309 Shanick Road) |
| Legal Description: | E 1/2 LT 20 CON 6 MARMORA EXCEPT PTS 1 & 2 21R15013; MARMORA & LAKE; COUNTY OF HASTINGS |
| Severed Lot: | Frontage: 276m (905.5 ft.) Shanick Rd Area: 2.9 ha (7.1 ac) |
| Retained Lot: | Frontage: 243m (797.2 ft.) Shanick Rd Area: 36.9 ha (91.2 ac) |
| Official Plan Designation: | Rural/Waterfront, Environmental Protection, & Deer Wintering Area Stratum II |
| Current Zoning: | Marginal Agriculture (MA) Zone & Environmental Protection (EP) Zone |
| Type of Consent(s): | New Lot (<input checked="" type="checkbox"/>) Lot Addition (<input type="checkbox"/>) Other: (<input type="checkbox"/>) |
| Purpose and Effect: | <p>Description of Proposal The subject lands are located west of Shanick Road within the Municipality of Marmora and Lake and are generally characterised by forested areas and wetlands concentrated at the northwest of the property. The applicant proposes to sever a lot at the north of the subject lands that will have approximately 276 metres (905.5 feet) of frontage on Shanick Road with an approximate area of 2.9 hectares (7.1 acres). The proposed retained lands will have approximately 243 metres (797.2 feet) of frontage on Shanick Road with an approximate area of 36.9 hectares (91.2 acres) of area. Both the severed and retained lands are vacant.</p> <p>Zoning By-law The subject lands are zoned the Marginal Agriculture (MA) Zone and Environmental Protection (EP) 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

#373

Subject property:

0 Shanik Rd (Surrounding #309
Shanik Road)

ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 20 & 21
(Not Travelled)

E 1/2 LT 20 CON 6 MARMORA
EXCEPT PTS 1 & 2 21R15013;
MARMORA & LAKE; COUNTY
OF HASTINGS

**Proposed
Severance**

7.1 ± Acres

**RETAINED
LANDS
91.2 ± Acres**

*Acres taken from 2024 Tax Bill
per Marmora & Lake

#336

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 6 & 7

NOT A PLAN OF SURVEY - FOR REFERENCE ONLY



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