

January 30, 2025

Dear Sir/Madam:

**RE: Application for Consent File No. B95/24 (Lot Addition)
Owner: RUSHWORTH, Adrian & DAMIANO, Deborah**

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:	RUSHWORTH, Adrian & DAMIANO, Deborah
Civic Address:	148 Graphite Lane
Legal Description:	PT LT 26 CON 12 MONTEAGLE PT 1 21R20319; HASTINGS HIGHLANDS; COUNTY OF HASTINGS
Severed Lot	Frontage: 20.3 m (66.6 ft) Graphite Lane Area: 0.2 ha (0.5 ac)
Benefitting Lot	Frontage: 189 m (620 ft) Graphite Lane Area: 1.2 ha (2.9 ac)
Retained Lot	Frontage: 93.8 m (308 ft) Graphite Lane Area: 1.4 ha (3.45 ac)
Official Plan Designation:	Rural/Waterfront and Environmental Protection
Current Zoning:	Rural Residential (RR) – Severed, Retained and Benefitting lands Environmental Protection (EP) – Retained lands
Type of Consent(s):	New Lot () Lot Addition (X) Other:
Purpose and Effect:	<p>Description of Proposal This application is a resubmission of a lapsed consent application B44/14. The applicant had satisfied some condition however not all, therefore the approval for Consent File No. B44/14 lapsed in December 2015.</p> <p>The subject lands are located on the shore of Graphite Lake and abut the eastern side of Hastings Heritage Trail. The subject lands (and benefitting lands) gain access by Graphite Lane which is a municipal owned year-round maintained road.</p> <p>The applicants propose to sever a lot of approximately 0.2 ha (0.5 ac) in area with approximately 20.3 metres (66.6 ft) frontage on Graphite Lane of the purposes of a lot addition to the benefitting lands to the north known municipally as 82 Graphite Lane.</p> <p>The resultant lot (severed and benefitting lands) will be approximately 1.4 ha (3.4 ac) in lot area with approximately 209 metres (686 ft) of frontage on the west side of Graphite Lane.</p> <p>The retained lands will be approximately 1.4 ha (3.45 ac) in lot area with 93.8 metres (308 ft) frontage on the west side of Graphite Lane.</p> <p>The purpose of the lot addition application is to add lands to the benefitting lot in exchange for providing lands to the Municipality to facilitate the closure of a portion of Graphite Lane along the northern shore road allowance of Graphite Lake. The existing roadway located on the to be close shore road allowance will be relocated along the westerly boundary of the subject and benefitting lands. The closure and relocation of Graphite Lane was requested by the subject landowners to allow them to acquire the shore road allowance from the Municipality and result in the subject lands having direct frontage/access to Graphite Lake to the south.</p> <p>The retained lands contain an approximately 171 square metre (1,840 sq ft) seasonal cottage. The benefitting lands contain an approximately 141 square metre (1,524 sq ft) seasonal cottage and an accessory shed. There are no buildings on the severed lands.</p> <p>Zoning By-law The retained lands are in the Rural Residential (RR) Zone and the Environmental Protection (EP) Zone. The severed lands are in the Rural Residential (RR) Zone and the benefitting lands are in the Rural Residential (RR) Zone in the Municipality of Hastings Highland Comprehensive Zoning Bylaw 2004-035, as amended.</p> <p>The portion the lands zoned the Environmental Protection (EP) Zone correspond with the shoreline of Graphite Lake in the southern area of the retained lands. No development is proposed in this area and do not affect the severed lands to be added to the adjoining benefitting lands.</p> <p>The proposed retained and benefitting lands will continue to comply with the minimum lot area and lot frontage requirements of the Rural Residential Zone and will not require rezoning.</p> <p>The lands zoned the Environmental Protection (EP) Zone will remain zoned as such.</p>

