

February 19, 2025

Dear Sir/Madam:

**RE: Application for Consent File No.: B1/25
Owner: EDWARDS, Kyle**

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:	EDWARDS, Kyle		
Civic Address:	136 Chemaushgon Road		
Legal Description:	LT 75 RCP 2194; BANCROFT; COUNTY OF HASTINGS		
Severed Lot:	Frontage: +/- 31 m	Area: +/- 756 sq m (0.19 acres)	
Retained Lot:	Frontage: +/- 45 m	Area: +/- 592 sq m (0.15 acres)	
Official Plan Designation:	Urban Residential [Schedule A]		
Current Zoning:	Residential Type 1 (R1) Zone		
Type of Consent(s):	New Lot (X)	Lot Addition ()	Other:
Purpose and Effect:	<p>Description of Proposal</p> <p>The subject property is an irregular shaped parcel of land approximately .34 acres in size with approximately 76 m of frontage on Chemaushgon Road, which is a year-round publicly maintained road. The southern portion of the subject property is developed with a single detached dwelling that has an existing deficient front and year yard setback. The northern extent of the property contains a board fence, that appears to be an encroachment from the northern adjacent property. The Town of Bancroft infrastructure mapping notes that both municipal water and sewer services are available to the property.</p> <p>The applicant is proposing to sever the subject property approximately in half, thereby creating a new lot for residential development fronting on Chemaushgon Road. The proposed severed parcel, consisting of the northern half of the subject property is to be approximately 756 sq m (0.19 acres) in size with 31 m of frontage. The consent sketch denotes a building envelope on the proposed severed lot. The retained parcel is to be approximately 592 sq m (0.15 acres) in size with 45 metres of frontage, containing the existing single detached dwelling.</p> <p>Zoning By-law</p> <p>The subject property is zoned Residential Type 1 (R1) Zone in the Town of Bancroft Comprehensive Zoning By-law No. 27-2006.</p> <p>As a result of this application, both the severed and retained lots will comply with the minimum lot area and frontage requirements of the R1 Zone, however, as noted above the proposed retained parcel will have to be rezoned to a Special Exception Residential Type 1 (R1) Zone to recognize the existing deficient front and rear yard deficiencies.</p>		

Location Sketch



Severance Sketch

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