PLANNING & DEVELOPMENT DEPT. 235 Pinnacle Street, P.O. Bag 4400 BELLEVILLE, ONTARIO, K8N 3A9



Phone: 613.966.6712 Fax: 613.966.7654 Toll Free: 1.866.321.9563

February 19, 2025

Dear Sir/Madam:

RE: Application for Consent File No. B6/25 Owner: BAKER, Summer

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 <u>westerhofL@hastingscounty.com</u>

Yours truly,

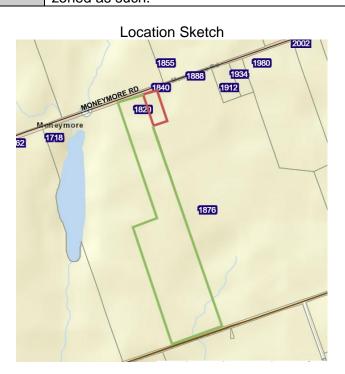
Liz Westerhof Land Division Secretary Planning & Development Department Hastings County

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

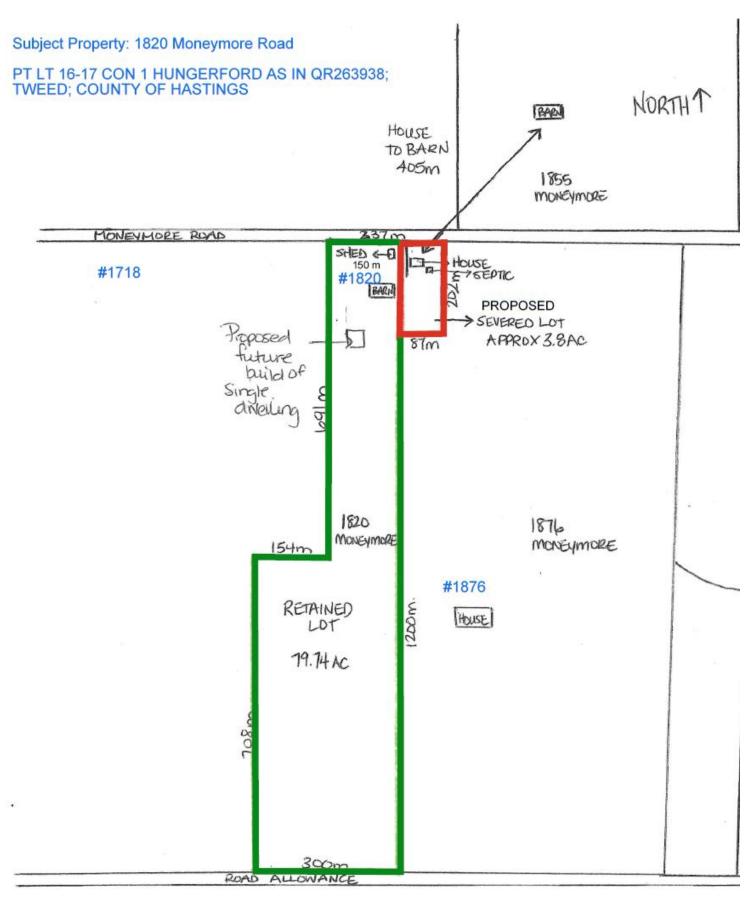
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APPLICATION INFORMATION

Owner of Subject Lands:	BAKER, Summer
Civic Address:	1820 Moneymore Road
Legal Description:	PT LT 16-17 CON 1 HUNGERFORD AS IN QR263938; TWEED; COUNTY OF HASTINGS
Severed Lot:	Frontage: +/- 87 m Area: +/- 1.5 ha (3.8 acres)
Retained Lot:	Frontage: +/- 150 m Area: +/- 30.7 ha (76 acres)
Official Plan Designation:	Rural and Waterfront & Environmental Protection [Schedule A] Significant Woodland; Significant Valleyland; Deer Wintering Stratum 2 [Schedule B]
Current Zoning:	Rural (RU) Zone & Environmental Protection (EP) Zone
Type of Consent(s):	New Lot (X) Lot Addition () Other:
Purpose and Effect:	Description of Proposal The subject property is an irregular shaped parcel of land approximately
	32.3 hectares (79.8 acres) in size with approximately 237 metres of frontage on Moneymore Road, which is a year-round municipally maintained road. The subject property is currently developed with a single detached dwelling, a derelict barn with accessory shed, a derelict roadside shed and is serviced by a well and septic system. The applicant notes that the derelict roadside shed is to be demolished and that there are no plans for renovating the existing derelict barn. The northern extent of the subject property has been historically cleared for agricultural use, consisting of fields used for cultivation and pasturing, with a portion of the southern extent of the subject property also appearing to have areas cleared for cultivation. These areas are now in the process of re-naturalization. The balance of the subject property appears to be densely forested land containing a mix of deciduous and coniferous tree growth and unevaluated wetlands located in the southern extent.
	The applicant is proposing to sever an approximate 3.8-acre lot consisting of the existing single detached dwelling, with approximately 87 m of frontage on Moneymore Road. The proposed retained parcel will be approximately 76 acres in size with 150 m of frontage, containing the existing derelict barn and sheds. The applicant is proposing to develop the retained parcel with a single detached dwelling.
	Zoning By-law
	The subject property is zoned the Rural (RU) Zone and the Environmental Protection (EP) Zone in the Municipality of Tweed Comprehensive Zoning By-Law No. 2012-30.
	The proposed severed parcel will not comply with the minimum lot area, frontage and setback requirements of the RU zone and will be required to be rezoned to a more appropriate zone classification, such as Rural Residential (RR), as a condition of consent.
	The EP Zone is applied to a portion of the retained land and will remain zoned as such.



Severance Sketch



NOT A PLAN OF SURVEY - FOR REFERENCE ONLY

Summa Bake

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