

June 23, 2026

Dear Sir/Madam:

**RE: Application for Consent File No.: B12/26
Owner: ROWDEN, Brian**

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 a person or public body has the ability to appeal the decision of the Hastings County Planning Advisory and Land Division Committee in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Hastings County Planning Advisory and Land Division Committee before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

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:	ROWDEN, Brian
Civic Address:	O-At-Ka Road
Legal Description:	PT LT 19 CON 5 HERSCHEL AS IN QR654987, HASTINGS HIGHLANDS; COUNTY OF HASTINGS
Severed Lot:	Frontage: 117.8 m (386.5 ft) O At Ka Rd Area: 0.6 ha (1.4 ac)
Retained Lot:	Frontage: 356.3 m (1169.0 ft) O At Ka Rd Area: 2.5 ha (6.1 ac)
Benefiting Lot: 63 E O-At-Ka Road	Frontage: 42.3 metres (138.8 ft) Area: 0.3 ha (0.7 ac) Original Shore Road Allowance
Official Plan Designation:	Rural/Waterfront, Environmental Protection, Deer Yard (Stratum 1), & Lake Trout Lake - At Capacity (Baptiste Lake)
Current Zoning:	Marginal Agriculture (MA) Zone & Environmental Protection (EP) Zone (Subject Lands); Marginal Agriculture (MA) Zone (Benefiting Lands)
Type of Consent(s):	New Lot () Lot Addition (X) Other: ()
Purpose and Effect:	<p>Description of Proposal</p> <p>The purpose of this application is for a lot addition. The subject lands are an irregularly shaped lot located southeast of the intersection of North Baptiste Lake Road and O At Ka Road, and they are generally characterized by forested area. The subject lands are vacant, but they do appear to contain a driveway that is utilized by multiple properties along the lake at its southernmost portion. The benefiting lands are located west of Baptiste Lake and used for residential purposes. It appears that the property is accessed via a driveway crossing the subject lands and an adjacent property.</p> <p>The benefiting lands have approximately 42.3 metres (138.8 ft) of frontage on the Original Shore Road Allowance and an area of approximately 0.3 hectares (0.7 acres). The application proposes a lot addition from the subject lands of approximately 117.8 metres (386.5 feet) of frontage on O At Ka Road with an area of approximately 0.6 hectares (1.4 acres). The proposed resulting lot, being the combination of the severed and benefiting lands, will have approximately 42.3 metres (138.8 ft) of frontage on the Original Shore Road Allowance and approximately 117.8 metres (386.5 feet) of frontage on O At Ka Road with an approximate area of 0.8 hectares (2.01 acres). The proposed retained lands will have approximately 356.3 m (1169.0 ft) of frontage on O At Ka Road and an approximate area of 2.5 hectares (6.1 acres). The purpose of the application is to create additional recreational space and to provide direct access to a municipally maintained road.</p> <p>Zoning By-law</p> <p>The subject and benefiting lands are zoned the Marginal Agriculture (MA) Zone. The proposed resulting lot does not meet the requirements of this zone and will be required to be rezoned to the Waterfront Residential (WR) Zone. The retained lot will be undersized for the Marginal Agriculture (MA) Zone and will be required to be rezoned to the Rural Residential (RR) Zone. Areas zoned Environmental Protection (EP) Zone do not appear to require a rezoning.</p>

Location Mapping



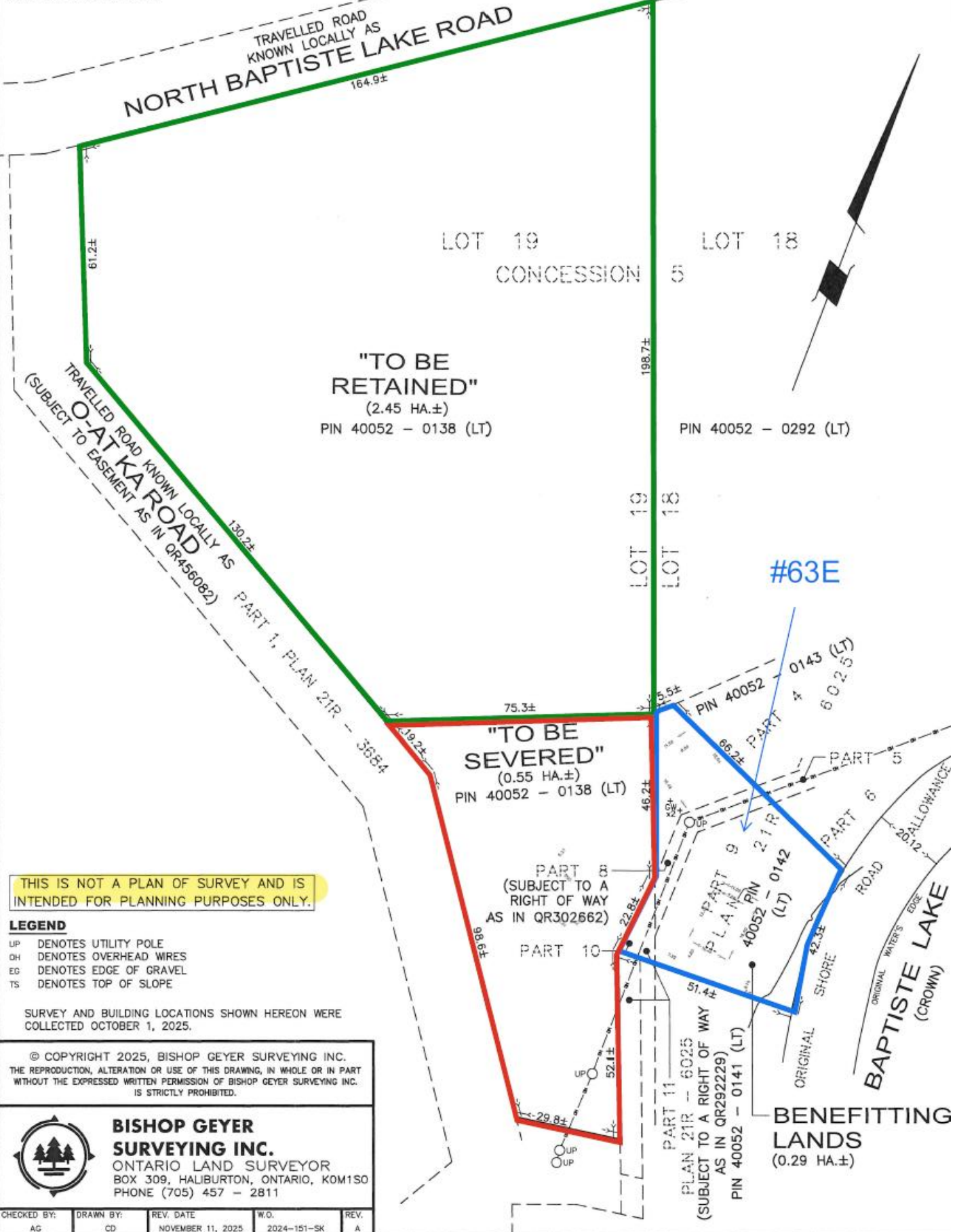
**SKETCH TO ACCOMPANY APPLICATION
PART OF LOT 19, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF HERSHEL
MUNICIPALITY OF HASTINGS HIGHLANDS
COUNTY OF HASTINGS**

METRIC: DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCALE 1 : 1000 METRIC



RODNEY GEYER O.L.S.



**SKETCH TO ACCOMPANY APPLICATION
PART OF LOT 19, CONCESSION 5
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METRIC: DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCALE 1 : 500 METRIC

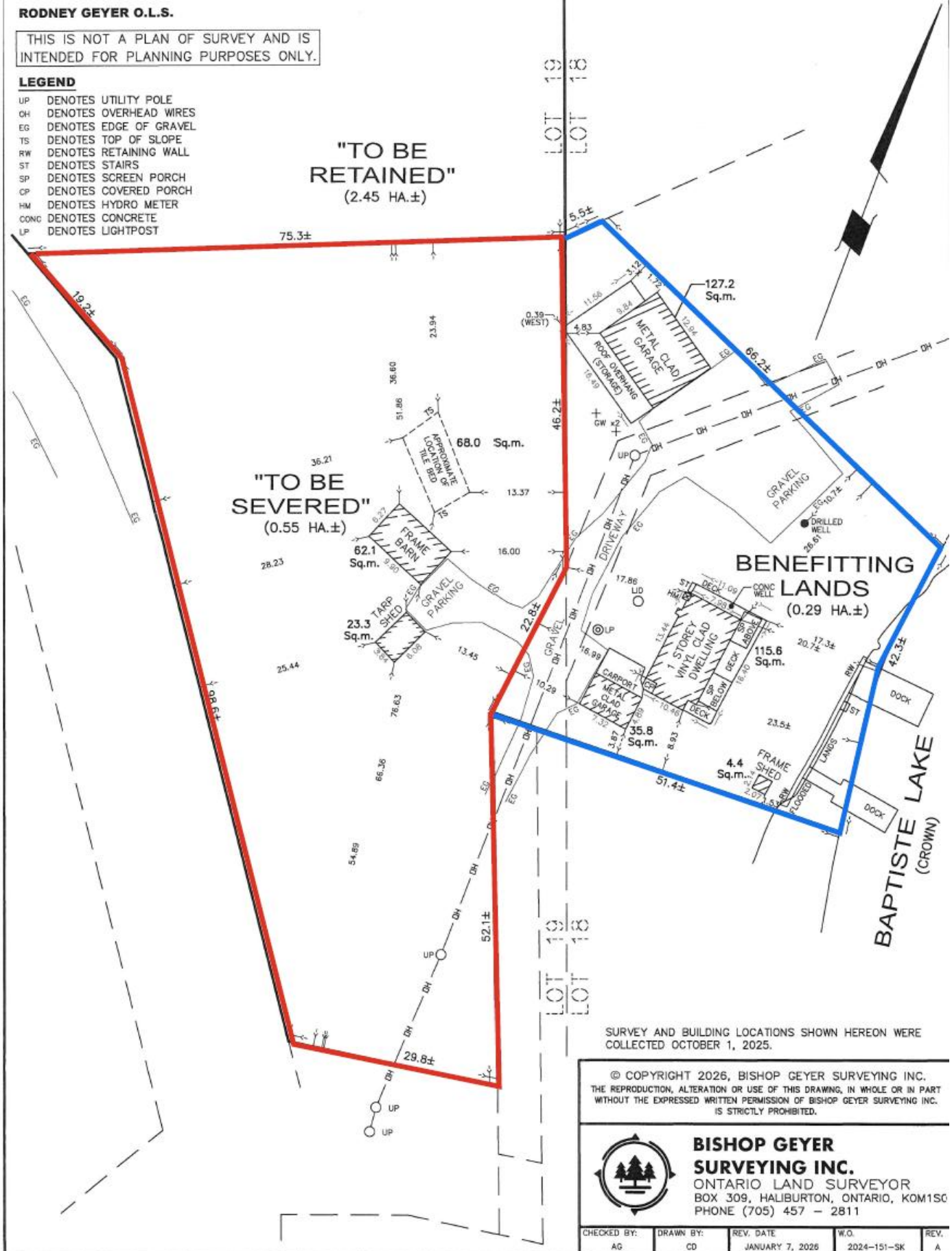


RODNEY GEYER O.L.S.

THIS IS NOT A PLAN OF SURVEY AND IS INTENDED FOR PLANNING PURPOSES ONLY.

LEGEND

- UP DENOTES UTILITY POLE
- OH DENOTES OVERHEAD WIRES
- EG DENOTES EDGE OF GRAVEL
- TS DENOTES TOP OF SLOPE
- RW DENOTES RETAINING WALL
- ST DENOTES STAIRS
- SP DENOTES SCREEN PORCH
- CP DENOTES COVERED PORCH
- HM DENOTES HYDRO METER
- CONC DENOTES CONCRETE
- LP DENOTES LIGHTPOST



SURVEY AND BUILDING LOCATIONS SHOWN HEREON WERE COLLECTED OCTOBER 1, 2025.

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BISHOP GEYER SURVEYING INC.
ONTARIO LAND SURVEYOR
BOX 309, HALIBURTON, ONTARIO, K0M1S0
PHONE (705) 457 - 2811

CHECKED BY: AG	DRAWN BY: CD	REV. DATE: JANUARY 7, 2026	W.O. 2024-151-SK	REV. A
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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