

June 23, 2026

Dear Sir/Madam:

**RE: Application for Consent File No.: B13/26  
Owners: LOWES, Stephen & Deanna**

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](mailto:westerhofL@hastingscounty.com)

Yours truly,



Liz Westerhof  
Land Division Secretary  
Planning & Development Department  
Hastings County

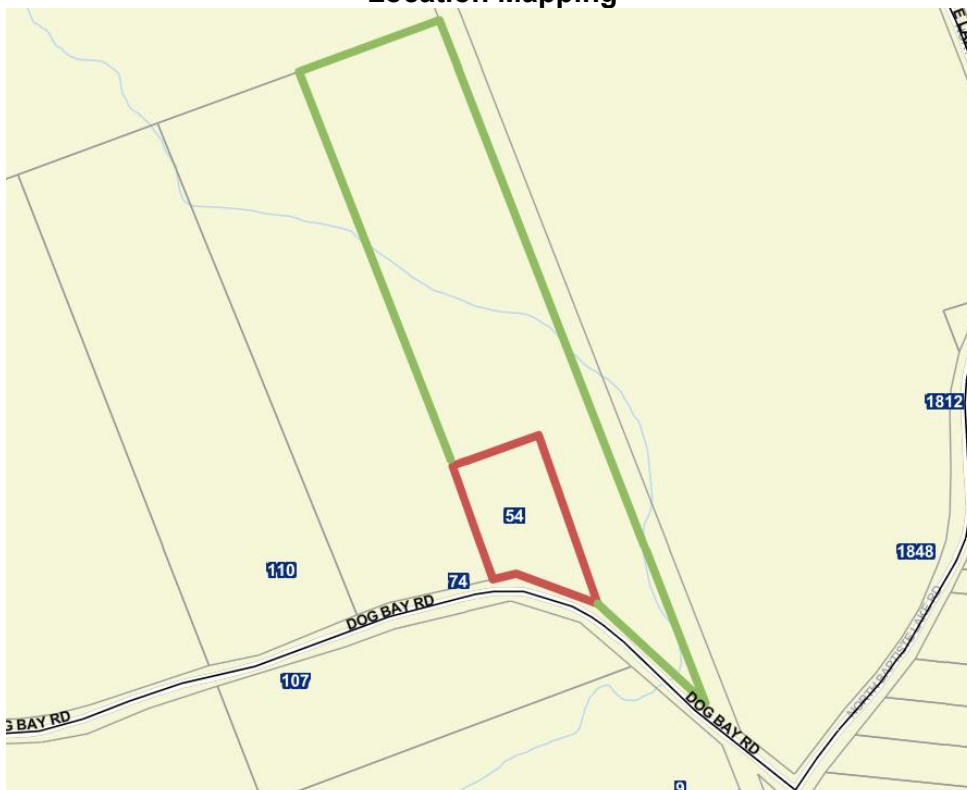
**If you are a person with a disability, and need Hastings County information provided in another format, please contact the Land Division Secretary.**

*over* ▶

**APPLICATION INFORMATION**

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>Owners of Subject Lands:</b>   | LOWES, Stephen & Deanna                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                               |
| <b>Civic Address:</b>             | 54 Dog Bay Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |
| <b>Legal Description:</b>         | PT LT 16 CON 7 HERSCHEL PT 3 21R4576; HASTINGS HIGHLANDS ; COUNTY OF HASTINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                               |
| <b>Severed Lot:</b>               | <b>Frontage:</b> 88.0 m (288.7 ft) Dog Bay Rd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Area:</b> 0.8 ha (2.0 ac)  |
| <b>Retained Lot:</b>              | <b>Frontage:</b> 134.0 m (439.6 ft) Dog Bay Rd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Area:</b> 6.6 ha (16.3 ac) |
| <b>Official Plan Designation:</b> | Rural/Waterfront & Deer Yard (Stratum 1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               |
| <b>Current Zoning:</b>            | Marginal Agriculture (MA) Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                               |
| <b>Type of Consent(s):</b>        | New Lot ( <b>X</b> )      Lot Addition ( )      Other: ( )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                               |
| <b>Purpose and Effect:</b>        | <p><b>Description of Proposal</b></p> <p>The subject lands are located north of Dog Bay Road within the Municipality of Hastings Highlands and are generally characterized by forested area with a wetland in the center of the property. Surrounding land uses are predominantly large forested residential lots. Baptiste Lake, a Cold Water lake trout lake that is at capacity, is located approximately 340 metres to the east of the subject lands.</p> <p>The applicants seek to sever a lot on the west side of the property that will contain the existing dwelling. The proposed severed lands will have an approximate frontage of 88.0 metres (288.7 feet) on Dog Bay Road with an approximate area of 0.8 hectares (2.0 acres). The retained lands will have approximately 134.0 metres (439.6 feet) of frontage on Dog Bay Road with an approximate area of 6.6 hectares (16.3 acres) and are presently vacant.</p> <p><b>Zoning By-law</b></p> <p>The subject lands are zoned the <b>Marginal Agriculture (MA) Zone</b>. The proposed severed lands do not meet the requirements of this zone and will be required to be rezoned to the <b>Rural Residential (RR) Zone</b>. While the retained lands will exceed the minimum requirements of the <b>Marginal Agriculture (MA) Zone</b>, the recommendations of the Deer Habitat Assessment make specific references to studies that must be completed prior to development occurring on the retained lands to ensure compliance with SARA. As such, it is recommended that a <b>Holding (-H) Zone</b> be placed on the property until such time as a tree inventory and tree conservation study and targeted surveys to confirm the presence or absence of bat species protected under the SARA have been completed. Additionally, the <b>Holding (H) Zone</b> will require that a building envelope be identified on the retained lands to demonstrate a setback of at least 30 metres from environmental features, such as wetlands. Staff would strongly recommend that the applicant consult with the County prior to undertaking these required studies and scope the study review area to the proposed building envelope.</p> |                               |

**Location Mapping**



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](mailto:westerhofL@hastingscounty.com) or (613) 966-1311 X 4008