

June 9, 2026

Dear Sir/Madam:

RE: Application for Consent File No.: B19/26
Owner: Estate of Harold Grant Harris, C/O Paula Harris

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

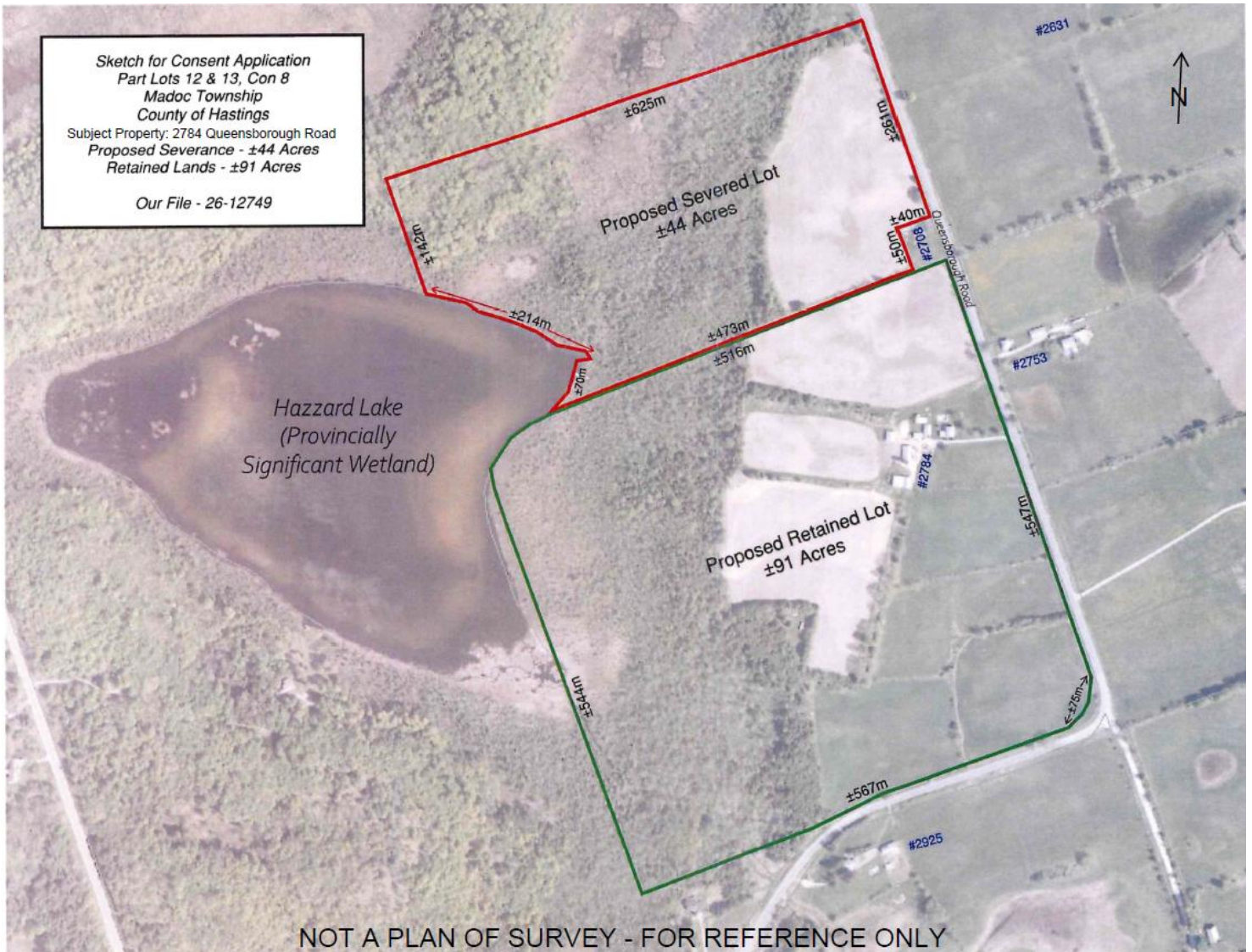
If you are a person with a disability, and need Hastings County information provided in another format, please contact the Land Division Secretary.

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APPLICATION INFORMATION

Owner of Subject Lands:	Estate of Harold Grant Harris, C/O Paula Harris
Civic Address:	2784 Queensborough Road
Legal Description:	E1/2 LT 12 CON 8 MADOC; SE1/4 LT 13 CON 8 MADOC EXCEPT QR663959; S/T MG2731; MADOC; COUNTY OF HASTINGS
Severed Lot:	Frontage: +/- 261 Metres (Queensborough Road) Area: +/- 17.8 Ha
Retained Lot:	Frontage: +/- 955 Metres (Queensborough Road) Area: +/- 36.8 Ha
Official Plan Designation:	Rural & Waterfront, Environmental Protection, Deer Wintering Stratum 2,
Current Zoning:	Rural (RU), Environmental Protection (EP) and Environmental Protection -Wetland (EPW) Zone
Type of Consent(s):	New Lot (X) Lot Addition () Other: ()
Purpose and Effect:	<p>Description of Proposal</p> <p>The subject lands are located on the west side of Queensborough Road within the Township of Madoc. The applicants propose to sever a lot to the north of the subject lands for future residential development. The lands were subject to an inadvertent merge on title, and the applicants wish to return the lots to the previous land configuration.</p> <p>The proposed severed lot has an approximate area of 17.8 hectares with approximately 261 metres of frontage on Queensborough Road. The proposed retained lot will have 955 metres of frontage on Queensborough Road with approximate area of 36.8 hectares. Currently the retained lands are built out with a dwelling and accessory buildings and are farmed for crops, while the proposed severed lands are vacant. The lands encompass a large area of the Hazards Lake-Madoc Creek Provincially Significant Wetland.</p> <p>Zoning By-law</p> <p>The lands are currently zoned Rural, Environmental Protection and Environmental Protection Wetland Zone under the Township of Madoc Comprehensive Zoning By-law. It is recommended that the Environmental Protection-Wetland Zone be extended on both the severed and retained lands to ensure the PSW and 30m setback are included. Outside of the PSW and setback the Rural and Environmental Protection Zones can remain.</p>

Severance Sketch Follows



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