

June 24, 2026

Dear Sir/Madam:

**RE: Application for Consent File No.: B24/26
Owner: FULTON, Michael & CLARKE, Katelinn**

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:	FULTON, Michael & CLARKE, Katelinn
Civic Address:	73 Livingstone Ave E
Legal Description:	PT LT 116 & 117 PL MADOC, S/S LIVINGSTONE AVE, PT 1 21R3956; MADOC; COUNTY OF HASTINGS
Severed Lot:	Frontage: 17.68 m Livingstone Ave East Area: 788.17m ²
Retained Lot:	Frontage: 22.3 m Livingstone Ave East Area: 671.2 m ²
Official Plan Designation:	Urban Residential
Current Zoning:	Residential Type 2 (R2) Zone
Type of Consent(s):	New Lot (X) Lot Addition () Other: ()
Purpose and Effect:	<p>Description of Proposal The subject lands are located on the south side of Livingstone Avenue East within the urban area of Madoc, Centre Hastings.</p> <p>The applicants propose to create a new lot for residential development, with the intent of constructing a duplex. The proposed severed lot will have approximately 17.68 m of frontage and an area of 788 square metres. The proposed retained lands will have approximately 22.3 m of frontage and an area of approximately 671 square meters. The retained lands are built out with a dwelling and accessory structure.</p> <p>Zoning By-law The subject lands are currently zoned Residential Type 2 (R2) Zone. The proposed severed lot will not be in compliance with the Residential Type 2 (R2) Zone and will require rezoning to a site-specific Residential Type 2 X (R2-X) Zone to allow for a deficient lot frontage. Section 10.4.2 of the Comprehensive Zoning By-law requires a minimum frontage of 18m for duplex dwellings, the proposed severed lot will have approximately 17.68m of frontage. The applicant has pre-consulted with the Municipality of Centre Hastings regarding the reduced frontage, and the municipality is supportive in principle. The zoning of the retained lands can remain unchanged.</p>

Location Mapping



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