

June 23, 2026

Dear Sir/Madam:

**RE: Applications for Consent File Nos.: B26/26, B27/26, & B28/26
Owner: NEILL, William & SMITH, Theresa**

This is to advise that Applications for Consent have 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 applications and copies of the sketches showing the proposed severances (*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 applications. ***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 applications 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 consents, 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) 966-1311 (extension 4008) or by e-mail at westerhofL@hastingscounty.com

Yours truly,



Liz Westerhof
Land Division Secretary
Planning & Development Department
Hastings County

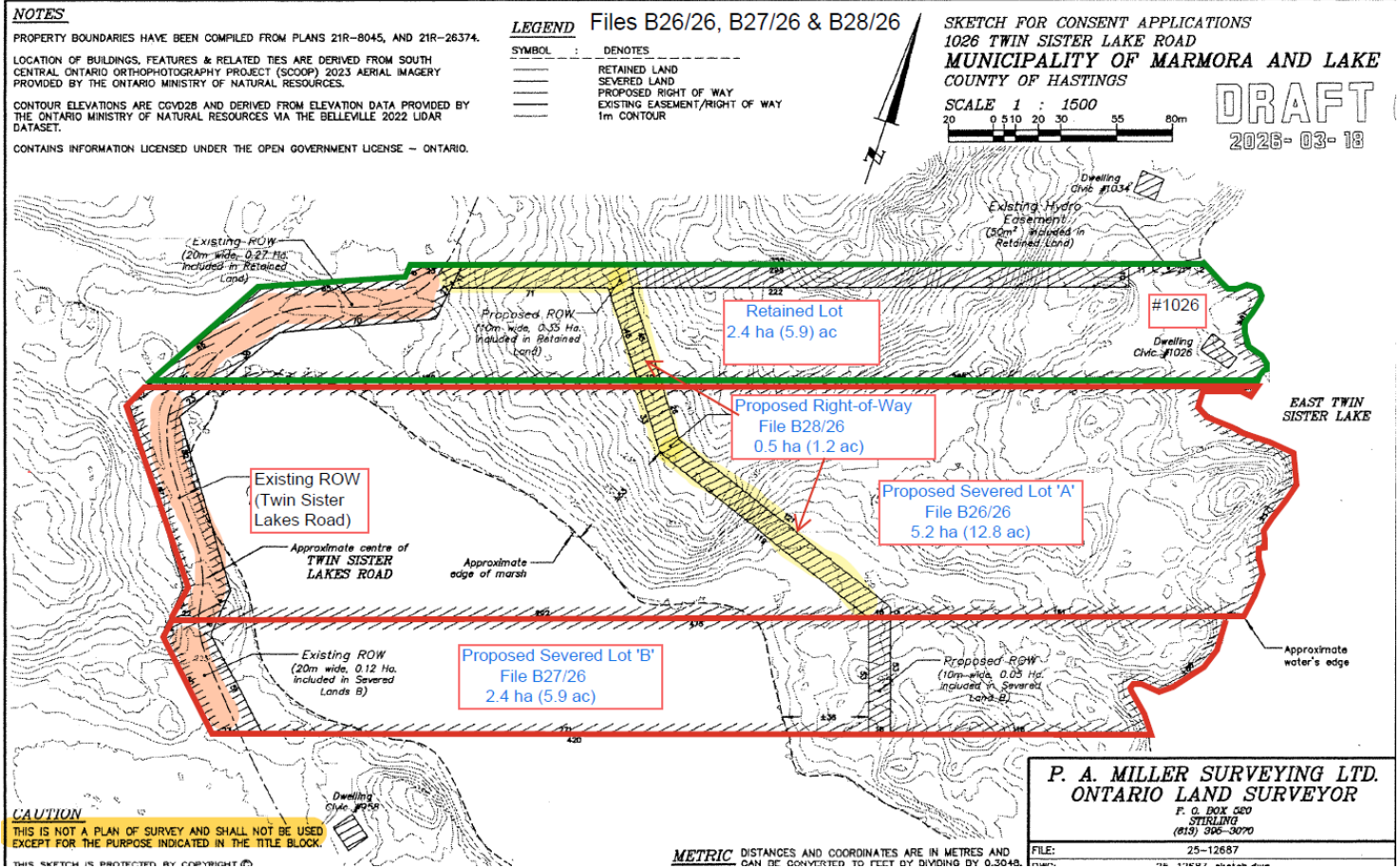
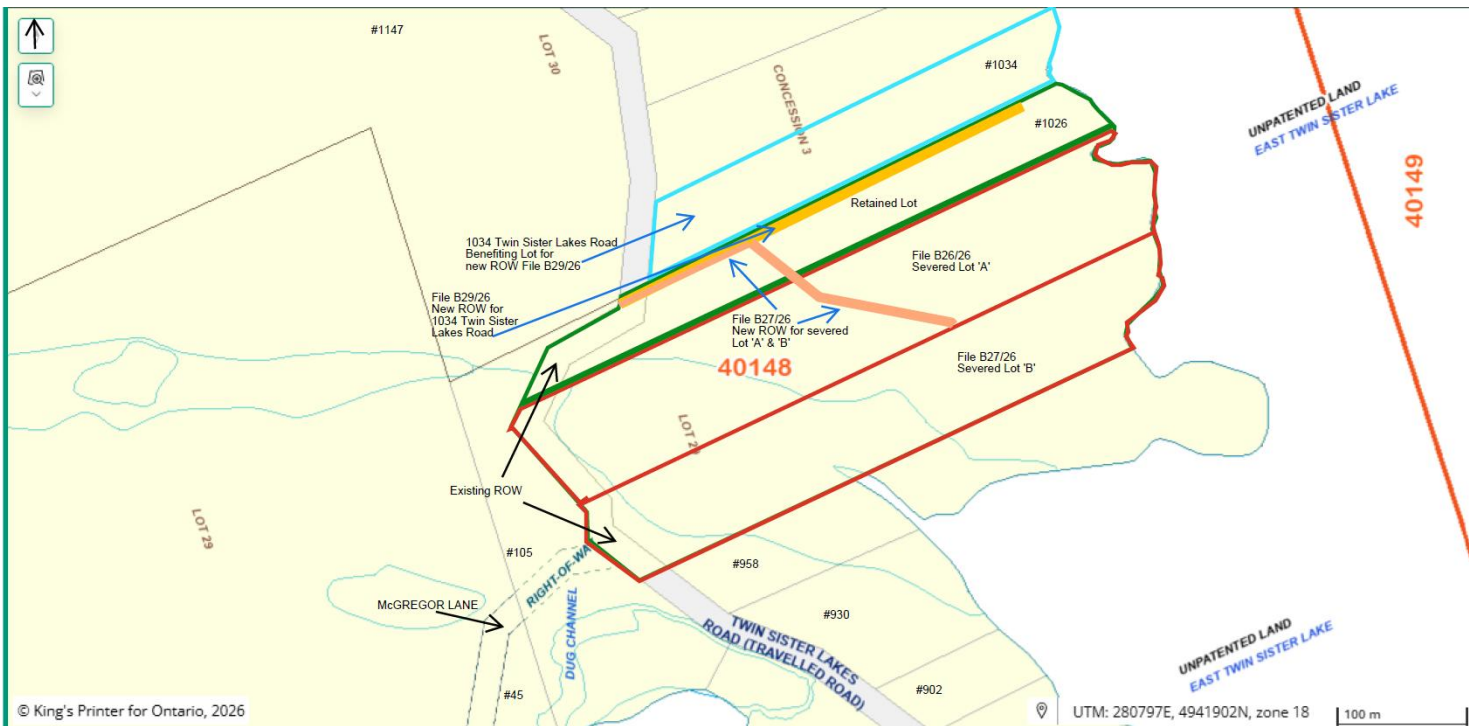
If you are a person with a disability, and need Hastings County information provided in another format, please contact the Land Division Secretary.

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APPLICATION INFORMATION

Owner of Subject Lands:	NEILL, William & SMITH, Theresa
Civic Address:	1026 Twin Sister Lakes Road
Legal Description:	PT LT 29 CON 3 MARMORA PT 1 & 2 21R8045; MARMORA & LAKE ; COUNTY OF HASTINGS EXCEPT FORFEITED MINING RIGHTS, IF ANY; SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 PLAN 21R26058 AS IN HT 309341 ; MUNICIPALITY OF MARMORA AND LAKE
Severed Lot A (File B26/26):	Frontage: 152 m (498.7 ft) ROW Area: 5.2 ha (12.8 ac) 119.0 m (390.4 ft) Twin Sister Lakes Rd
Severed Lot B (File B27/26):	Frontage: 10.0 metres (32.8 feet) ROW Area: 2.4 ha (5.9 ac) 59 m (193.6 ft) Twin Sister Lakes Rd
Retained Lot:	Frontage: 133 m (436.4 ft) Twin Sister Lakes Rd Area: 2.4 ha (5.9 ac)
Right-of-Way (File B28/26)	Width: 10 m (32.8 ft) Area: 0.5 ha (1.2 ac)
Official Plan Designation:	Rural/Waterfront & Environmental Protection
Current Zoning:	Waterfront Residential (WR) Zone
Type of Consent(s):	New Lot (X 2) Lot Addition () Other: (ROW)
Purpose and Effect:	<p>Description of Proposal</p> <p>The subject lands are located west of Twin Sister Lakes Road within the Municipality of Marmora and Lake and are generally characterised by forested areas and a large wetland that separates most of the property from Twin Sister Lakes Road. Surrounding lands uses are predominately residential and forestry.</p> <p>The applicants propose to create two new lots that will be access via a new right of way. Severed Lot A (B26/26) will have approximately 119.0 metres (390.4 feet) of frontage on Twin Sister Lakes Road, which will be inaccessible by vehicle, and approximately 152 metres (498.7 feet) of frontage on the proposed right of way. Severed Lot A will have an approximate area of 5.2 hectares (12.8 acres). A right of way on Severed Lot A will be reserved for Severed Lot B.</p> <p>Severed Lot B (B27/26) is proposed to have approximately 59.0 metres (193.6 feet) of frontage on Twin Sister Lakes Road, which will be inaccessible by vehicle, and approximately 10.0 metres (32.8 feet) of frontage on the terminus of the right of way. Severed Lot B will have an approximate area of 2.4 hectares (5.9 acres). The proposed retained lands will have approximately 133 metres (436.4 feet) on Twin Sister Lakes Road and an approximate area of 2.4 hectares (5.9 acres).</p> <p>A right of way (B28/26) to access the severed lots will be created over the retained lands and Severed Lot A will have an approximate width of 10 metres (32.8 feet) and an area of 0.5 hectares (1.2 acres). The retained lands are built out with a dwelling, described as a cottage, whereas the severed lands are vacant.</p> <p>The retained lands are also subject to a right of way application to benefit an adjacent lot to the north of the property (B29/26).</p> <p>Zoning By-law</p> <p>The subject lands are zoned the Waterfront Residential (WR) Zone. While the proposed retained lands will exceed the minimum standards for frontage and area of their current zone, it is recommended they be rezoned to Waterfront Residential Exception No. X (WR-X) Zone to recognise the existing rear yard and side yard setbacks of the existing dwelling as the minimum. The proposed severed lands will be required to be rezoned to the Limited Service Residential (LSR) Zone, while they have frontage on a municipally maintained road, the lots will be accessed from a private road. It should be noted that the large wetland is not currently zoned as Environmental Protection (EP) Zone, which should be rezoned to reflect this, subject to comments/recommendations from the Crowe Valley Conservation Authority.</p>

Severance Sketches Follow



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 (613) 966-1311 X 4008