

June 23, 2026

Dear Sir/Madam:

**RE:           Application for Consent File No.: B29/26**  
**Owner: NEILL, William & SMITH, Theresa**

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,



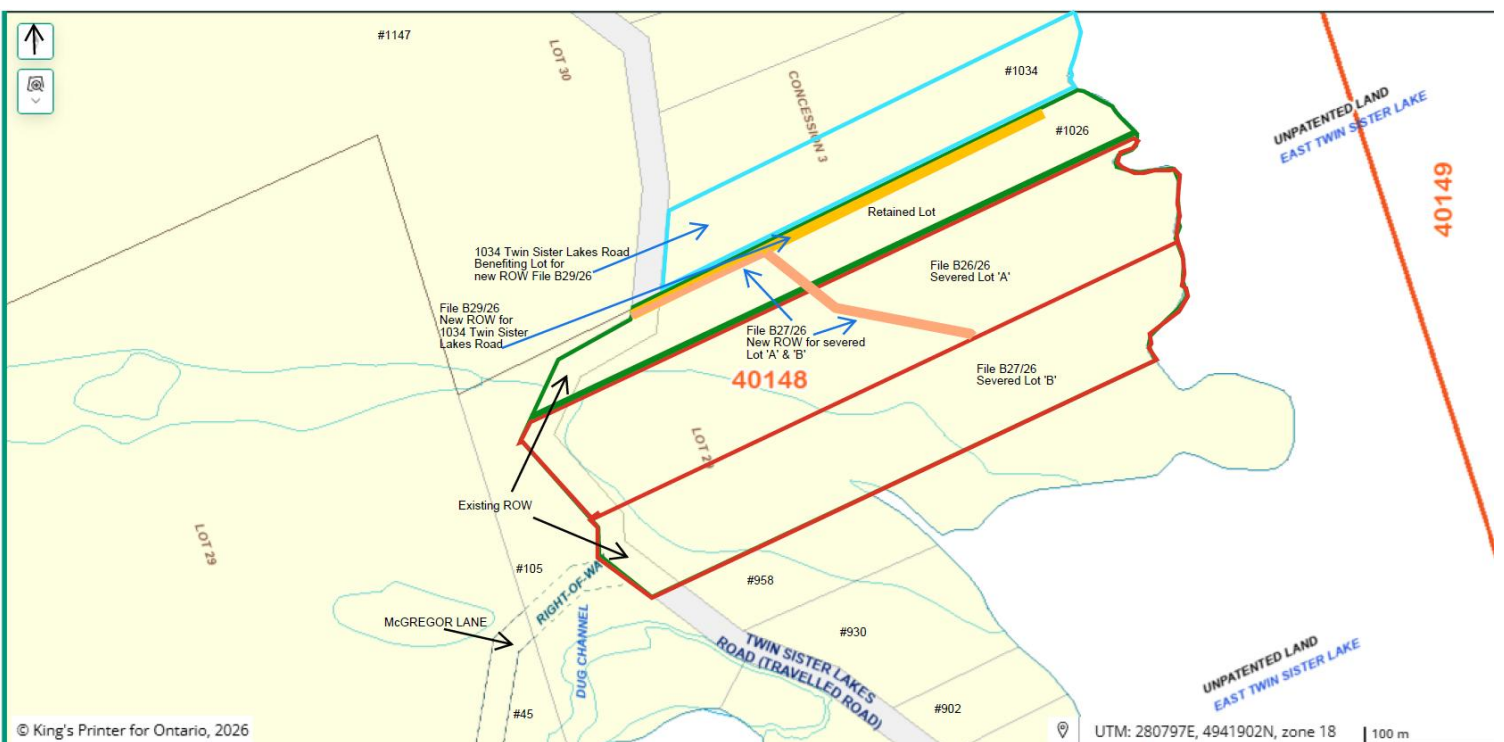
Liz Westerhof  
Land Division Secretary  
Planning & Development Department  
Hastings County

**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>Owner of Subject Lands:</b>	NEILL, William & SMITH, Theresa
<b>Civic Address:</b>	1026 Twin Sister Lakes Road
<b>Legal Description:</b>	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
<b>Severed Lot:</b>	<b>Frontage:</b> 11 m (36.1 ft) Twin Sister Lakes Rd <b>Area:</b> 0.35 ha (0.86 ac)
<b>Retained Lot:</b>	<b>Frontage:</b> 273.3 m (896.7 ft) Twin Sister Lakes Rd <b>Area:</b> 9.3 ha (23.0 ac)
<b>Benefiting Property of ROW: 1034 Twin Sister Lake Road</b>	<b>Frontage:</b> 81.7 m (268.0 ft) Twin Sister Lakes Rd <b>Area:</b> 1.7 ha (4.1 ac)
<b>Official Plan Designation:</b>	Rural/Waterfront & Environmental Protection
<b>Current Zoning:</b>	Waterfront Residential (WR) Zone (Subject and Benefiting Lands)
<b>Type of Consent(s):</b>	New Lot ( )      Lot Addition ( )      Other: ( <b>ROW</b> )
<b>Purpose and Effect:</b>	<p><b>Description of Proposal</b></p> <p>The subject lands are located east of Twin Sister Lakes Road and are generally characterized by forested area and a large wetland at the west of the property. The subject lands are built out with a dwelling. The subject lands have approximately 273.3 metres (896.7 feet) of frontage on Twin Sister Lakes Road with an approximate area of 9.3 hectares (23.0 acres). The benefiting lands are located north of the subject lands and are generally characterized by forested area. The benefiting lands are built out with a dwelling. The benefiting lands have approximately 81.7 metres (268.0 feet) of frontage on Twin Sister Lakes Road with an approximate area of 1.7 hectares (4.1 acres).</p> <p>Staff understand the purpose of this application is to provide a right of way across the subject lands, over an established access for the benefiting lands. The proposed right of way will have approximately 11 metres (36.1 feet) of frontage on Twin Sister Lakes Road with an approximate area of 0.35 hectares (0.86 acres).</p> <p>The subject lands are also subject to ongoing consent file numbers B26/26, B27/26, &amp; 28/26 to create new residential lots and a right of way.</p> <p><b>Zoning By-law</b></p> <p>The benefiting lands are zoned the <b>Waterfront Residential (WR) Zone</b>. The proposed the severed lands will be accessed via a new right of way, it will be required as a condition of approval that they are rezoned to the <b>Limited Service Residential (LSR) Zone</b>. The subject lands do not require a rezoning as it will exceed the minimum standards for frontage and area of its current zone.</p>



**FILE B29/26**

SKETCH FOR CONSENT APPLICATIONS  
 1026 TWIN SISTER LAKE ROAD  
**MUNICIPALITY OF MARMORA AND LAKE**  
 COUNTY OF HASTINGS

**DRAFT**  
 2026-03-18

SCALE 1 : 1500  
 0 5 10 20 30 40 50 60m



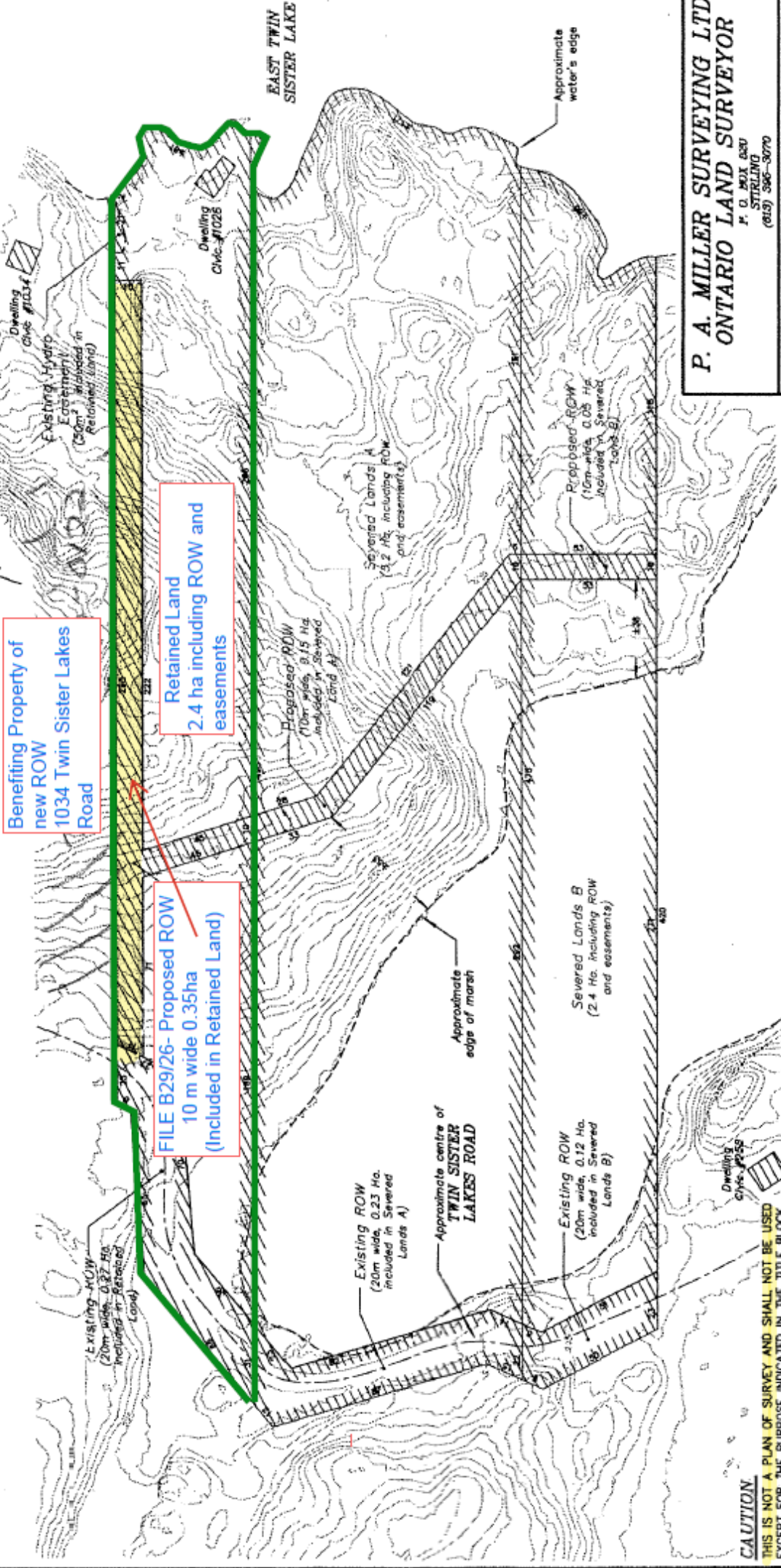
**LEGEND**

SYMBOL	DENOTES
---	RETAINED LAND
---	SEVERED LAND
---	PROPOSED RIGHT OF WAY
---	EXISTING EASEMENT/RIGHT OF WAY
---	1m CONTOUR

**NOTES**  
 PROPERTY BOUNDARIES HAVE BEEN COMPILED FROM PLANS 21R-8045, AND 21R-28374.  
 LOCATION OF BUILDINGS, FEATURES & RELATED TIES ARE DERIVED FROM SOUTH  
 CENTRAL ONTARIO ORTHOPHOTOGRAPHY PROJECT (SCOOP) 2023 AERIAL IMAGERY  
 PROVIDED BY THE ONTARIO MINISTRY OF NATURAL RESOURCES.

CONTOUR ELEVATIONS ARE CGVD28 AND DERIVED FROM ELEVATION DATA PROVIDED BY  
 THE ONTARIO MINISTRY OF NATURAL RESOURCES VIA THE BELLEVILLE 2022 LIDAR  
 DATASET.

CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENSE - ONTARIO.



**CAUTION**  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED  
 EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.  
 THIS SKETCH IS PROTECTED BY COPYRIGHT ©

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

**P. A. MILLER SURVEYING LTD.**  
 ONTARIO LAND SURVEYOR  
 P. O. BOX 2830  
 STIRLING  
 (613) 596-3070

FILE: 25-12657  
 DWG: 25-12657 sketch.dwg

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 Fax: (613) 966-7654