

June 23, 2026

Dear Sir/Madam:

**RE: Application for Consent File No.: B34/26
Owners: BOSNJAK, Ivan & Rose**

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

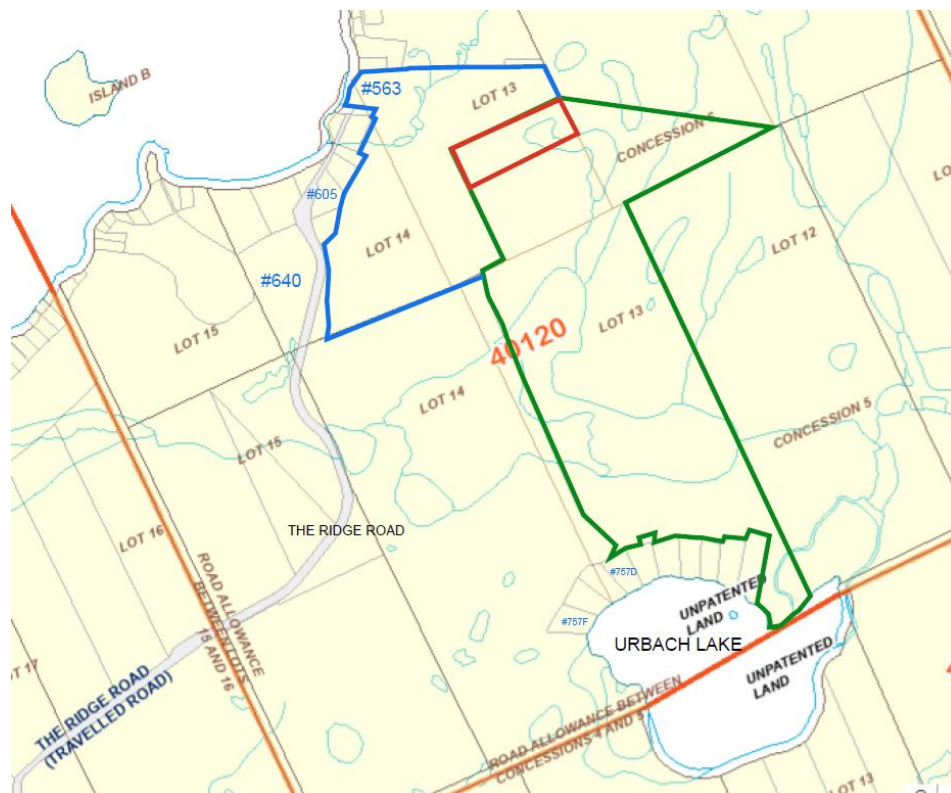
If you are a person with a disability, and need Hastings County information provided in another format, please contact the Land Division Secretary.

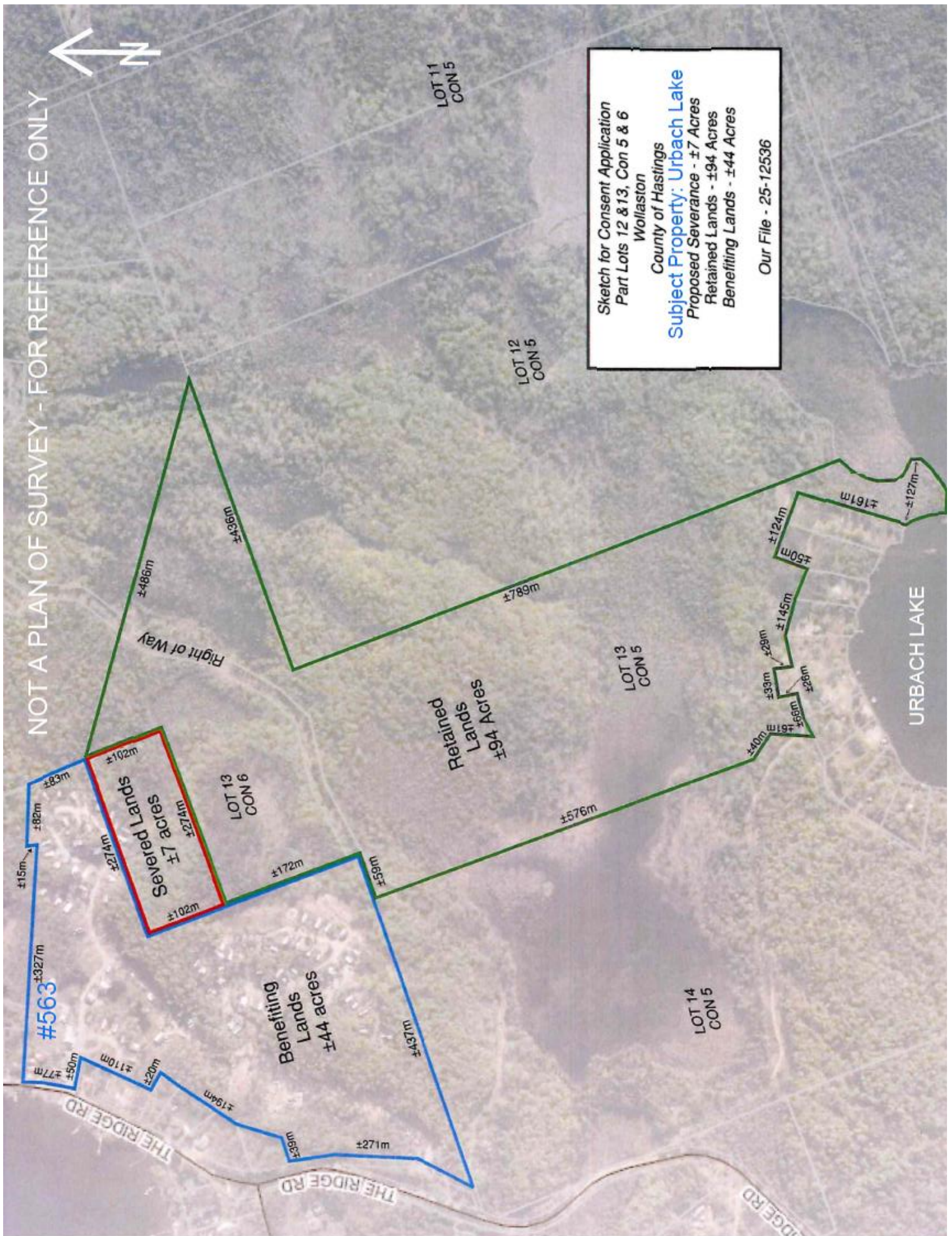
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APPLICATION INFORMATION

Owner of Subject Lands:	BOSNJAK, Ivan & Rose
Civic Address:	Urbach Lake
Legal Description:	PART OF LOT 13, CONCESSION 5 AND PART LOTS 12 AND 13, CONCESSION 6 PARTS 1, 2, AND 9-16. PLAN 21R25523; SUBJECT TO MULTIPLE EASEMENTS; WOLLASTON; COUNTY OF HASTINGS
Severed Lot:	Frontage: N/A
Retained Lot:	Frontage: 606 m (1988.2 ft) ROW
Benefitting Lot: 563 The Ridge Road	Frontage: 348 m (1141.7 ft) The Ridge Rd
Official Plan Designation:	Rural/Waterfront & Environmental Protection (Subject Lands); Rural/Waterfront, Environmental Protection, & Significant Groundwater Recharge Area (Benefitting Lands)
Current Zoning:	Limited Service Residential Exception No. 9 - Holding (LSR-h) Zone (Subject Lands); Recreation Resort Commercial Exception No. 2 - Holding (RRC-2-h) Zone (Benefitting Lands)
Type of Consent(s):	New Lot () Lot Addition (X) Other: ()
Purpose and Effect:	<p>Description of Proposal</p> <p>The purpose of this application is for a lot addition. The subject lands are located north of Urbach Lake within the Township of Wollaston and generally characterised by forested area. The subject lands are vacant whereas the benefiting lands are used as a recreational campground. The benefiting lands have approximately 348 metres (1141.7 feet) of frontage on The Ridge Road with an approximate area of 17.8 hectares (44 acres). The application proposes to sever an area of 2.8 hectares (7.0 acres) with no frontage at the north of the subject lands that will be added to the benefiting lands. The resulting lot, being the combination of the severed and benefiting lot, will have approximately 348 metres (1141.7 feet) of frontage on The Ridge Road with an approximate area of 20.6 hectares (50.9 acres). The proposed retained lands will have approximately 606 metres (1988.2 feet) of frontage on an unnamed Right of Way with an approximate area of 38.0 hectares (94.0 acres). The purpose of the application is to correct an encroachment concern between the owners of the subject and benefiting lands.</p> <p>Zoning By-law</p> <p>The subject lands are zoned the Limited Service Residential Exception No. 9 - Holding (LSR-h) Zone and the benefiting lands are zoned Recreation Resort Commercial Exception No. 2 - Holding (RRC-2-h) Zone. It will be recommended that the proposed severed lands be rezoned to the Recreation Resort Commercial Exception No. 2 - Holding (RRC-2-h) Zone to be consistent with the benefiting lands.</p>

Location Mapping





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