

June 23, 2026

Dear Sir/Madam:

**RE: Application for Consent File No.: B36/26  
Owner: MCEWEN, Angela**

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>	MCEWEN, Angela
<b>Civic Address:</b>	0 Station Road
<b>Legal Description:</b>	PT LT 8-9 CON 6 MARMORA AS IN QR659056 AND PT 3 21R12324 EXCEPT PT 4 & 6 21R12324; S/T MTA6870; MARMORA & LAKE ; COUNTY OF HASTINGS
<b>Severed Lot:</b>	<b>Frontage:</b> N/A <b>Area:</b> 3.1 ha (7.6 ac)
<b>Retained Lot:</b>	<b>Frontage:</b> 295.0 m (967.8 ft) Station Rd <b>Area:</b> 32.4 ha (80.0 ac)
<b>Benefitting Lot: (369 Station Road)</b>	<b>Frontage:</b> 47.3 m (155.2 ft) Station Rd <b>Area:</b> 0.4 ha (1.0 ac)
<b>Official Plan Designation:</b>	Rural/Waterfront & Waste Disposal Site - 500 Metre Buffer
<b>Current Zoning:</b>	Marginal Agriculture (MA) Zone (Subject Lands); Rural Residential (RR) Zone (Benefitting Lands)
<b>Type of Consent(s):</b>	New Lot ( ) Lot Addition ( <b>X</b> ) Other: ( )
<b>Purpose and Effect:</b>	<p><b>Description of Proposal</b>                      The purpose of this application is for a lot addition. The subject lands are an irregularly shaped lot located north of Station Road within the Municipality of Marmora and Lake. The subject lands are generally characterised by forested area.</p> <p>The purpose of this application is a lot addition to an adjacent residential lot that fronts onto Station Road. The proposed severed lot does not have any frontage and has an approximate area of 3.1 hectares (7.6 acres). The proposed benefiting lands will have approximately 47.3 metres (155.2 feet) of frontage on Station Road with an approximate area of 0.4 hectares (1.0 acres). The proposed resulting lot, being the combination of the severed and benefiting lands, will have approximately 47.3 metres (155.2 feet) of frontage on Station Road with an approximate area of 3.5 hectares (8.6 acres). The proposed retained lands will have approximately 295.0 metres (967.8 feet) of frontage on Station Road with an approximate area of 32.4 hectares (80.0 acres).</p> <p>The proposed benefiting lands are built out with a dwelling whereas the retained and severed lands are vacant. The purpose of the lot addition application is to provide more recreational space to the benefiting lot.</p> <p><b>Zoning By-law</b>                      The subject lands are zoned the <b>Marginal Agriculture (MA) Zone</b>. The proposed severed lands do not meet the requirements of this zone and will be required to be rezoned to the <b>Rural Residential (RR) Zone</b>. The retained lot does not require a rezoning as it will exceed the minimum standards for frontage and area of its current zones.</p>

**Severance Sketch Follows**

NOT A PLAN OF SURVEY - FOR REFERENCE ONLY

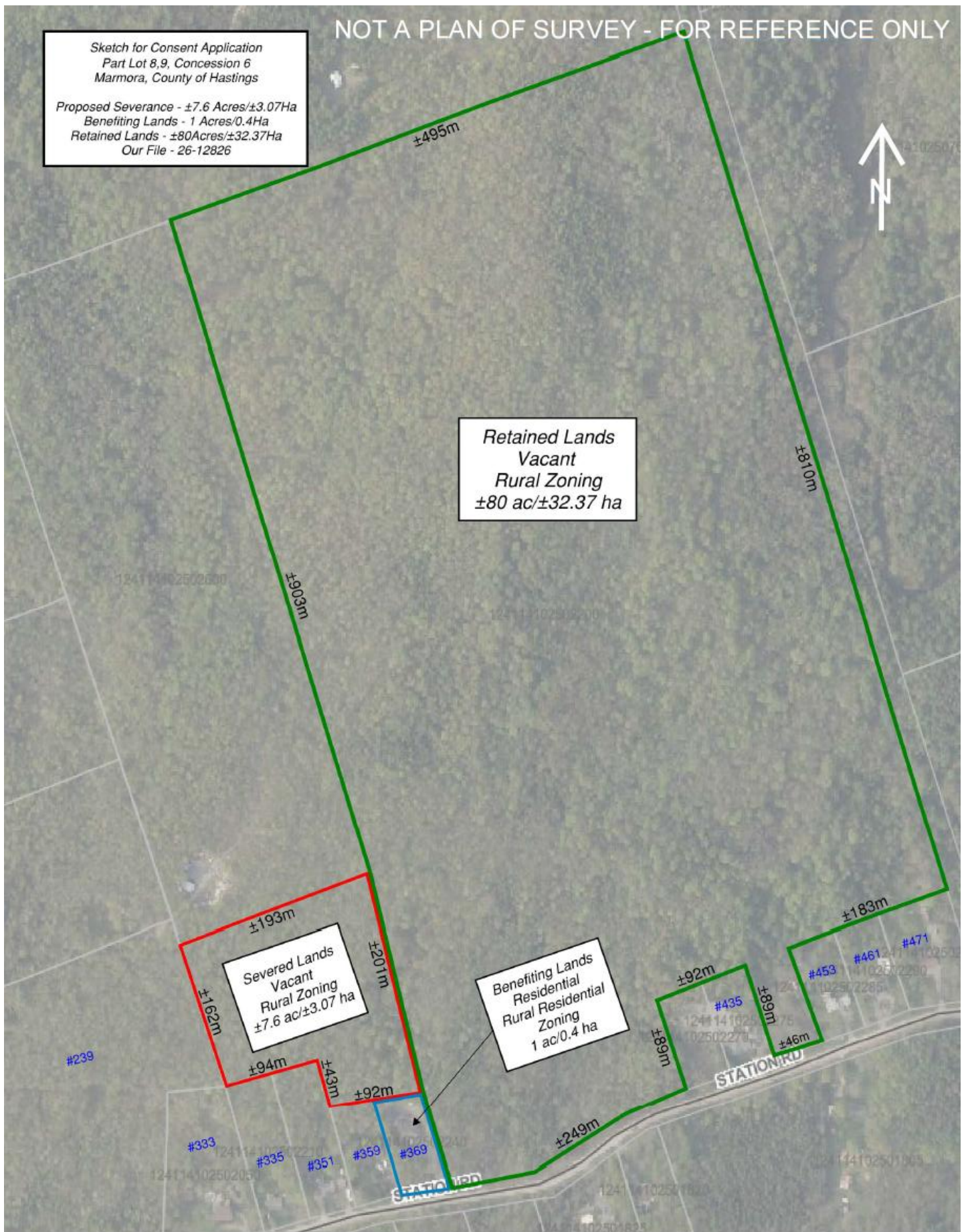
Sketch for Consent Application  
Part Lot 8,9, Concession 6  
Marmora, County of Hastings

Proposed Severance -  $\pm 7.6$  Acres/ $\pm 3.07$ Ha  
Benefiting Lands - 1 Acres/0.4Ha  
Retained Lands -  $\pm 80$  Acres/ $\pm 32.37$ Ha  
Our File - 26-12826

Retained Lands  
Vacant  
Rural Zoning  
 $\pm 80$  ac/ $\pm 32.37$  ha

Severed Lands  
Vacant  
Rural Zoning  
 $\pm 7.6$  ac/ $\pm 3.07$  ha

Benefiting Lands  
Residential  
Rural Residential  
Zoning  
1 ac/0.4 ha



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