

July 9, 2026

Dear Sir/Madam:

RE: Application for Consent File No.: B11/26
Owner: NEIL, Robert & Emily

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.

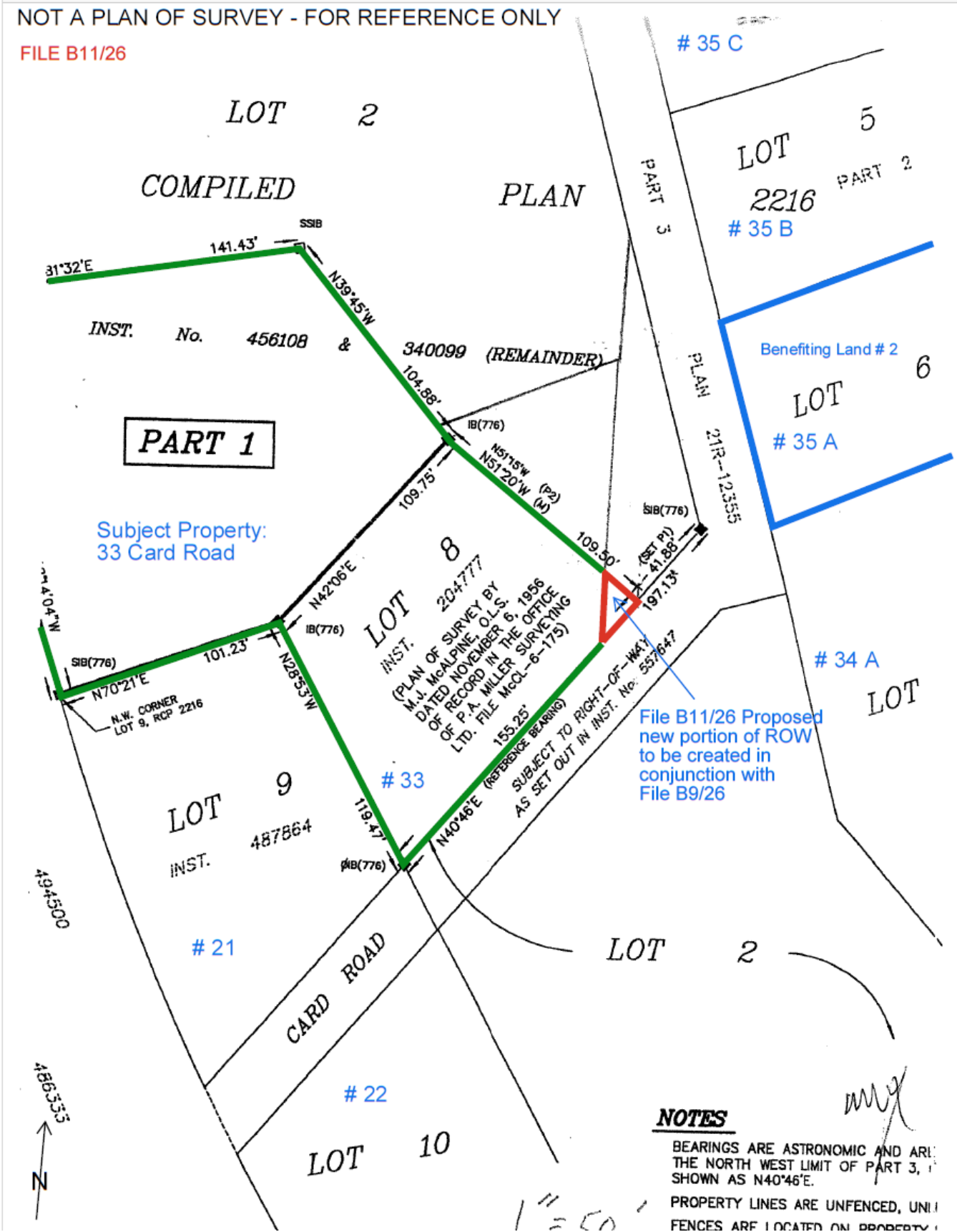
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APPLICATION INFORMATION

Owner of Subject Lands:	NEIL, Robert & Emily	
Civic Address:	33 Card Road	
Legal Description:	FIRSTLY: LOT 8 RCP2216; PART LOT 2 RCP2216, PART 1 21R20918; T/W QR647378; SECONDLY: PART LOT 2 RCP 2216 MCCLURE, PART 1 21R24968; MUNICIPALITY OF HASTINGS HIGHLANDS	
Proposed Right of Way Lands:	Width: 9.14 m (30 ft)	Area: 32 sq m (348 sq ft)
Retained Lot:	Frontage: 76 m (250 ft)	Area: 0.69 ha (1.71 ac)
Benefitting Lands # 1 (File B10/26): 35B Card Road	Frontage: 24.3 m (80 ft)	Area: 0.14 ha (0.37 ac)
Benefitting Lands # 2 (File B11/26): 35A Card Road	Frontage: 24.8 m (81.4 ft)	Area: 0.15 ha (0.38 ac)
Official Plan Designation:	Hamlet and Environmental Protection	
Current Zoning:	Limited Service Residential (LSR) Zone and Environmental Protection (EP) Zone	
Type of Consent(s):	New Lot () Lot Addition () Other: (X) Right-of-Way	
Purpose and Effect:	The County of Hastings has received the above-mentioned applications to create a new right-of-way. Further review and site inspection will be undertaken, which may result in additional comments and conditions being incorporated into the final recommendations. Should you have any questions or require additional information regarding this preliminary report, please contact our office. After a preliminary review, we offer the following comments: Description of Proposal The subject lands, known municipally as 33 Card Road, are located at the end of Card Road on the north side of the roadway, approximately 150 metres east of the intersection of Card Road and Highway 127 in the Municipality of Hastings Highlands. The existing laneway crosses over a small southeasterly corner of the subject lands. The purpose of Consent File No. B10/26 is to create a legal right-of-way over this area of the existing laneway on the subject lands in favour of the benefiting lands located at 35B Card Road. Likewise, Consent File No. B11/26 is to create a legal right-of-way over the existing laneway on the subject land in favour of the benefiting lands located at 35A Card Road. The applicant has indicated that the benefiting lands have historically gained access through the subject lands and now wish to formalize that access by a right-of-way on title. The existing laneway also crosses lands owned by others. Additional consent applications, being Consent File Nos. B8/26 and B9/26, are being processed concurrently under a separate report. The subject lands are approximately 0.69 ha (1.71 ac) in lot area, with frontage on Card Road and are currently developed with a dwelling and accessory sheds. The benefiting lands for Consent File No. B10/26 is known municipally at 35B Card Road, consisting of approximately 0.14 ha (0.37 ac) in lot area with 24.3 metres (80 ft) frontage on the east side of the proposed right-of-way. The benefiting lands also front on Lake St. Peter and are developed with a single detached dwelling. The benefiting lands for Consent File No. B11/26 are known municipally at 35A Card Road, consisting of approximately 0.15 ha (0.38 ac) in lot area with 24.8 metres (81.4 ft) frontage on the east side of the proposed right-of-way. The benefiting lands also front on Lake St. Peter and are developed with a single-detached dwelling and an accessory building Zoning By-law	

	Within the Municipality of Hastings Highlands Comprehensive Zoning Bylaw No. 2004-035, as amended, the subject lands and both benefitting lands are currently zoned the Limited Service Residential (LSR) Zone. As the applications are intended to formalize a legal right-of-way over the existing access, and no new development is proposed, the subject lands and the benefitting lands will continue to comply with the requirements of the Limited Service Residential (LSR) Zone and will not require rezoning.
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Severance Sketch



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