

July 20, 2026

Dear Sir/Madam:

**RE:                   Application for Consent File No.: B4/26**  
**Owners: McCONNELL, Peter & Janice**

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* ►

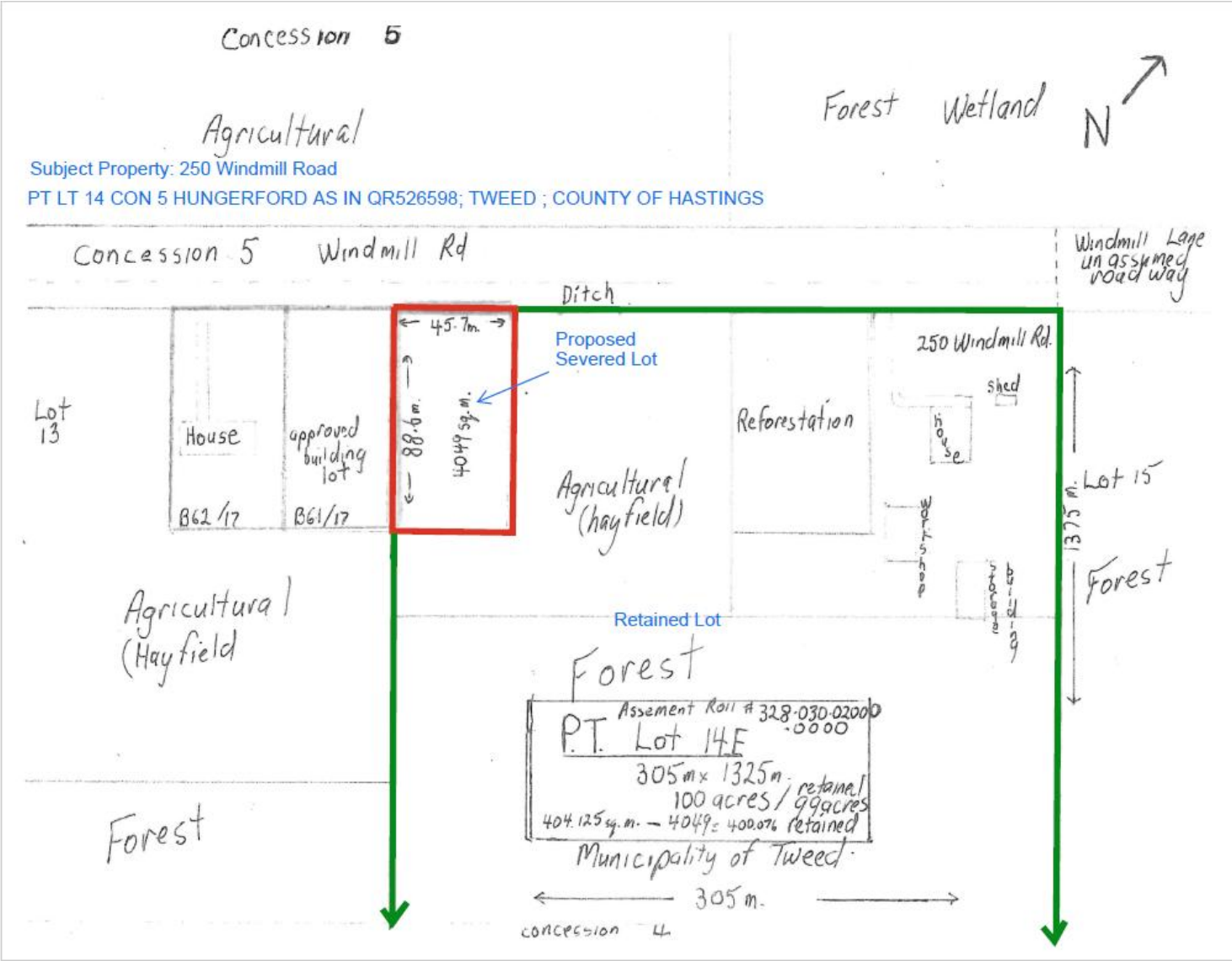
**APPLICATION INFORMATION**

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| <b>Owners of Subject Lands:</b>   | McCONNELL, Peter & Janice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Civic Address:</b>             | 250 Windmill Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Legal Description:</b>         | PT LT 14 CON 5 HUNGERFORD AS IN QR526598; TWEED ; COUNTY OF HASTINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Severed Lot:</b>               | <b>Frontage:</b> 45.72 m (150 ft) Windmill Road <b>Area:</b> 0.4 ha (1 ac)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Retained Lot:</b>              | <b>Frontage:</b> 260 m (853 ft) Windmill Road <b>Area:</b> 40 ha (99 ac)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Official Plan Designation:</b> | Rural and Waterfront & Environmental Protection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Current Zoning:</b>            | Rural (RU) Zone & Environmental Protection (EP) Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Type of Consent(s):</b>        | New Lot (X)      Lot Addition ( )      Other:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Purpose and Effect:</b>        | <p><b>Description of Proposal</b></p> <p>The subject lands are located on the south side of Windmill Road, approximately 1 kilometre east of the intersection of Windmill Road and Old Hungerford Road in the Municipality of Tweed.</p> <p>The subject lands are primarily mixed wooded lands with intermittent low-lying lands. The areas fronting on Windmill Road include a cleared field area and typical manicured lawn areas surrounding the residential development. The lands are approximately 40.4 hectares (100 acres) in lot area, with approximately 305 metres (1,003 feet) of frontage on the south side of Windmill Road, a year-round, maintained public road.</p> <p>The applicant proposes to create a new rural residential lot fronting on the south side of Windmill Road. The proposed lot will have an approximate area of 0.4 hectares (1 acre) and provide 45.72 metres (150 feet) of frontage on the south side of Windmill Road. The lot is vacant and intended for residential development.</p> <p>The retained lands will have an area of approximately 40 hectares (99 acres) and have approximately 260 meters (853 feet) of frontage on the south side of Windmill Road. The retained lands contain an existing residential dwelling and 3 accessory buildings (a shed, workshop and storage building with no plans for further development.</p> <p><b>Zoning By-law</b></p> <p>The subject lands are zoned the <b>Rural (RU)</b> and <b>Environmental Protection (EP) Zone</b> in the Municipality of Tweed Comprehensive Zoning Bylaw No. 2012-30, as amended.</p> <p>The proposed retained lands will continue to meet the minimum lot area and lot frontage requirements of the <b>Rural (RU) Zone</b> and, therefore, will not require rezoning.</p> <p>As the proposed severed lands will create a smaller rural lot that will not meet the minimum lot area of the <b>Rural (RU) Zone</b>, a condition of consent approval will be that the severed lands be rezoned to the <b>Rural Residential (RR) Zone</b>.</p> <p>The lands currently zoned as the <b>Environmental Protection (EP) Zone</b> relate to the low-lying lands on the retained lands and will not impact either the development on the severed lot or future development potential on the retained lands. The lands zoned <b>Environmental Protection (EP) Zone</b> will remain zoned as such.</p> |

Location Mapping



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](mailto:westerhofL@hastingscounty.com) or Fax: (613) 966-7654