PLANNING & DEVELOPMENT DEPT. 235 Pinnacle Street, P.O. Bag 4400 BELLEVILLE, ONTARIO, K8N 3A9



Phone: 613.966.6712 Fax: 613.966.7654 Toll Free: 1.866.321.9563

February 6, 2025

Dear Sir/Madam:

RE: Application for Consent File No.: B2/25

Owner: KELLY, Everett & Patti

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 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

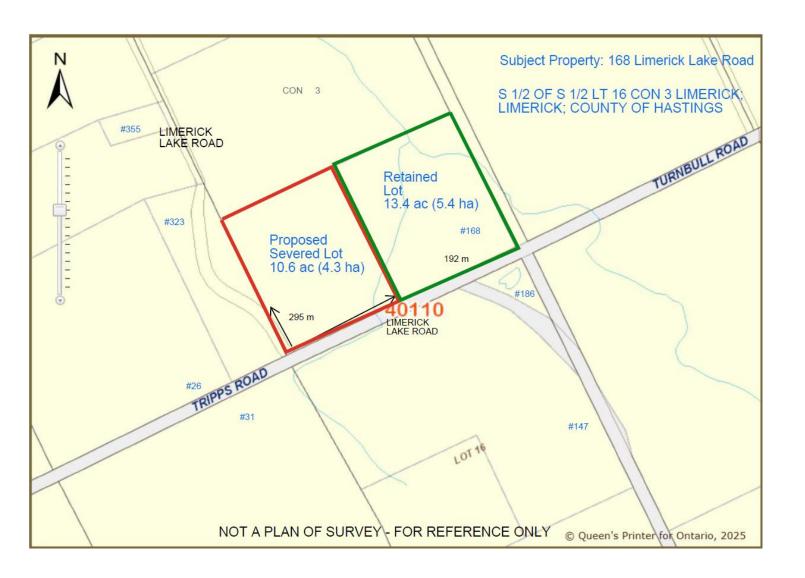
If you are a person with a disability, and need Hastings County information provided in another format, please contact the Land Division Secretary.

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## **APPLICATION INFORMATION**

Owner of Subject Lands:	KELLY, Everett & Patti
Civic Address:	168 Limerick Lake Road
Legal Description:	S 1/2 OF S 1/2 LT 16 CON 3 LIMERICK; LIMERICK; COUNTY OF HASTINGS
Severed Lot:	Frontage: +/- 295 m Area: +/- 10.6 acres (4.3 ha)
Retained Lot:	Frontage: +/- 92 m (Limerick Lake Rd) Area: +/- 13.4 acres (5.4 ha) +/- 100 m (Turnbull Rd)
Official Plan Designation:	Rural/Waterfront & Environmental Protection [Schedule A] Stratum 2 Deer Wintering Yard [Schedule B]
Current Zoning:	Marginal Agriculture (MA) & Environmental Protection (EP) Zone
Type of Consent(s):	New Lot (X) Lot Addition () Other:
Purpose and Effect:	Description of Proposal  The subject property is an irregular shaped parcel of land approximately 9.7 hectares in size with approximately 387 m of frontage on Limerick Lake Road, which is a year-round publicly maintained road. The property also has approximately 100 m of frontage on Turnbull Rd, being a Private Road. The entirety of the subject property is densely forested with a mix of deciduous and coniferous tree growth, with no existing development. The subject property contains large swaths of forest that was damaged in a windstorm in 2022.  The applicant is proposing to sever the subject property approximately in half, thereby creating two large rural residential lots. The proposed severed parcel, consisting of the western half of the subject property is to be approximately 4.3 hectares in size with 295 m of frontage on Limerick Lake Road. The retained parcel is to be approximately 5.4 hectares in size with approximately 92 metres of frontage on Limerick Lake Road and 100 m on Turnbull Road.  Zoning By-law
	The subject property is zoned the <b>Marginal Agriculture (MA) Zone</b> and the <b>Environmental Protection (EP) Zone</b> in the Township of Limerick Zoning By-law 2013-20. As a result of the application, both lots will not comply with the minimum lot area of the MA zone, and therefore it will be required to be rezoned to a more appropriate zone classification, such as Rural Residential, as a condition of consent.  The EP zone that is applied to a portion of retained lot will remain zoned
	as such.

## **Severance Sketch Follows**



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