

February 11, 2025

Dear Sir/Madam:

**RE: Application for Consent File No. B102/22
Owner: EXTON, William**

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 that files an appeal of a decision of the Hastings County Planning & Land Division Committee in respect of the proposed consent does not make written submissions to the Hastings County Planning & Land Division Committee before it gives or refuses to give a provisional consent, the Ontario Land 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. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. Even if you are the successful party, you should request a copy of the decision since the Hastings County Planning Advisory & Land Division Committee decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the public.

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,



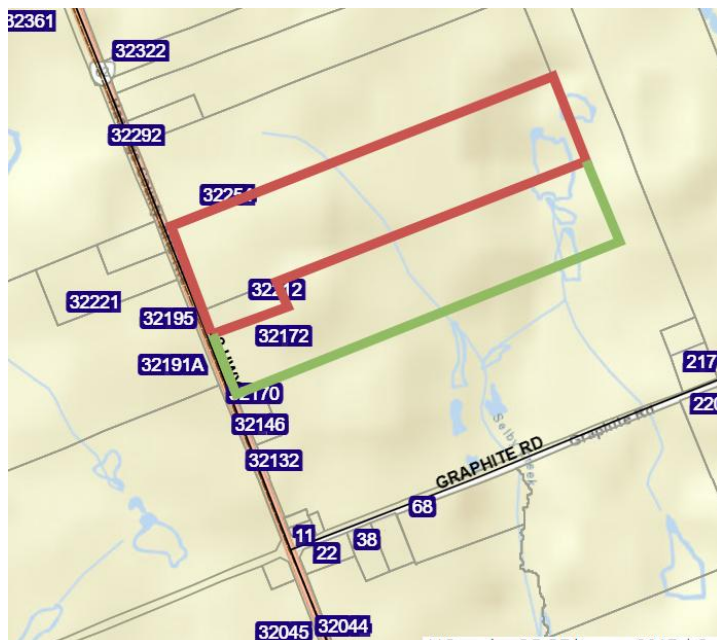
Liz Westerhof
Land Division Secretary
Planning & Development Department
Hastings County

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

APPLICATION INFORMATION

Owner of Subject Lands:	EXTON, William
Civic Address:	32172 Highway 62
Legal Description:	PT LT 63 CON E OF HASTINGS RD MONTEAGLE AS IN QR310416; LT 64 CON E OF HASTINGS RD MONTEAGLE EXCEPT PT 1 QR176031; PT LT 63 CON E OF HASTINGS RD MONTEAGLE PT 1 21R5985; HASTINGS HIGHLANDS
Severed Lot:	Frontage: 270 metres Area: 21.5 hectares
Retained Lot:	Frontage: 136.3 metres Area: 18.6 hectares
Official Plan Designation:	Rural and Waterfront, Environmental Protection
Current Zoning:	Marginal Agriculture (MA) Zone
Type of Consent(s):	New Lot (X) Lot Addition () Other:
Purpose and Effect:	<p>Description of Proposal</p> <p>The owner is proposing to sever approximately 21.5 hectares of land from an existing 40.1 hectares parcel. The severed parcel has approximately 270 metres of frontage on Highway # 62, a provincial highway. The proposed retained parcel will have approximately 136.3 metres of frontage on Highway #62 and an approximate lot area of 18.6 hectares.</p> <p>Site Description</p> <p>The subject property is primarily wooded consisting of a mix of deciduous and coniferous trees. There is a wetland area along the easterly property line and an unnamed watercourse that runs in a generally north/south direction through the middle of the property. The topography is variable with higher elevations on the southerly portion and central areas. On the proposed retained lot there is a single detached dwelling and associated accessory buildings are located on the southerly portion of the property approximately 150 metres from Highway # 62. On the proposed severed lot there is a single detached dwelling situated approximately 187 metres from highway #62. The subject property has two accesses to Highway # 62 and two separate municipal addresses. They are 3272 Hwy #62 and 32212 Highway #62. The subject property is composed of three parcels of land that have merged on title. Surrounding land uses include non-farm residential and vacant land.</p> <p>Zoning By-law</p> <p>The subject property is zoned Marginal Agriculture (MA) Zone and Environmental Protection (EP) Zone in the Municipality of Hastings Highlands Comprehensive Zoning By-Law No. 2004-035.</p> <p>Most of the subject lands are zoned Marginal Agriculture (MA) Zone. The marginal agriculture zone requires a minimum lot area of 4 hectares and a minimum lot frontage of 45.7 metres. The retained parcel complies with the provisions of the MA zone. The proposed severed parcel is currently zoned Rural Residential (RR) Zone and Marginal Agriculture. It is recommended that as a condition of consent the portion of the severed property be rezoned from RR to MA to bring the lot into conformity with the Rural and Waterfront land use policies of the Official Plan.</p>

Location Sketch

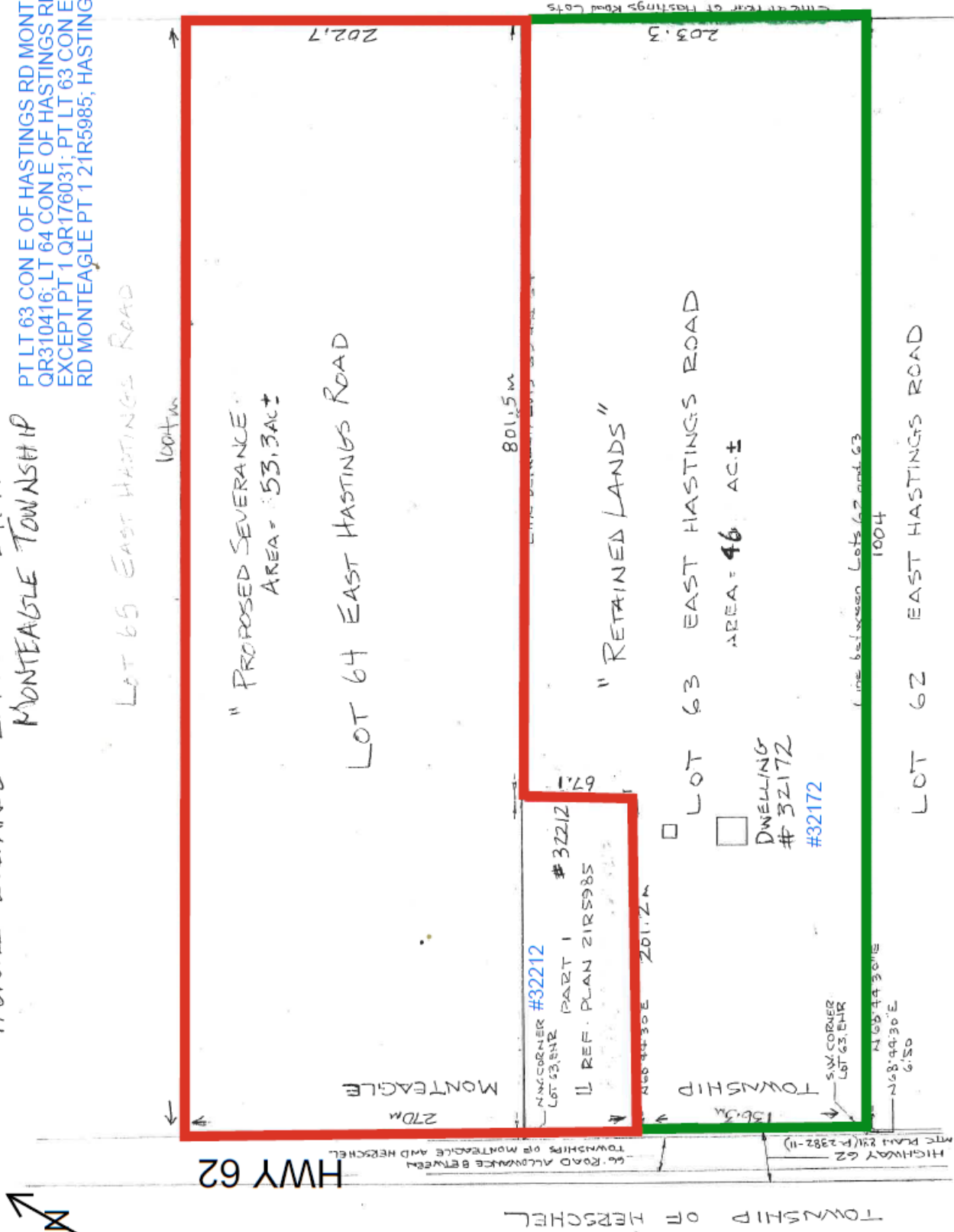


Severance Sketch

Subject Property: 32212 and 32172 Highway 622

PROPOSED SEVERANCE: Lot 63 + 64 EHR
MONTEAGLE TOWNSHIP

PT LT 63 CON E OF HASTINGS RD MONTEAGLE AS IN
QR310416; LT 64 CON E OF HASTINGS RD MONTEAGLE
EXCEPT PT 1 QR176031; PT LT 63 CON E OF HASTINGS
RD MONTEAGLE PT 1 21R5985; HASTINGS HIGHLANDS



21-10718
JAN 28/25

NOT A PLAN OF SURVEY - FOR REFERENCE PURPOSES ONLY

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