

February 6, 2025

Dear Sir/Madam:

**RE: Application for Consent File No.: B146/24 (Lot Addition)
Owner: FOSTER, Robert Curtis & Jennifer**

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.

over ▶

APPLICATION INFORMATION

Owner of Subject Lands:	FOSTER, Robert Curtis & Jennifer
Civic Address:	195 Kuno Road
Legal Description:	LT 18-19 CON 6 CARLOW; EXCEPT PT 1 21R6154, PT 1 21R10036 & PT 1 21R21484; CARLOW/MAYO; COUNTY OF HASTINGS
Severed Lot:	Frontage: 134.9 m (442 ft) Kuno Road Area: 3.2 ha (7.9 ac)
Benefitting Lot: 117 Kuno Road	Frontage: 45.7 m (112 ft) Kuno Road Area: 0.83 ha (2 ac)
Retained Lot:	Frontage: 558 m (1,830 ft) Kuno Road Area: 72.5 ha (179 ac) Frontage: 503 m (1,653 ft) A. Guy Wilson Road
Official Plan Designation:	Rural/Waterfront and Environmental Protection
Current Zoning:	Rural (RU) Zone – severed lands Rural (RU) Zone and Environmental Protection (EP) Zone – retained lands Rural Residential (RR) Zone – benefitting lands
Type of Consent(s):	New Lot () Lot Addition (X) Other:
Purpose and Effect:	<p>Description of Proposal</p> <p>The subject lands are located on the south side of Kuno Road and the north side of A Guy Wilson Road, approximately 450 metres west of the intersection of A Guy Wilson Road and Boulter Road in the Municipality of Carlow Mayo (Carlow). The lands are 75.7 ha (187 ac) in lot area and include approximately 503 metres (1,653 ft) frontage on the north side of A Guy Wilson Road and approximately 693 metres (2,273 ft) frontage on the south side of Kuno Road.</p> <p>The applicant proposes a lot addition of approximately 3.2 ha (7.9 ac) with 134.9 metres (442 ft) of frontage on the south side of Kuno Road to the benefitting lands known municipally as 117 Kuno Road.</p> <p>The resultant lot, being the severed and benefitting lands, will have an area of approximately 4 ha (9.9 ac) with approximately 180.6 metres (592 ft) lot frontage on the south side of Kuno Road.</p> <p>The proposed retained land will have an area of approximately 72.5 ha (179 ac) with 558 metres (1,830 ft) of frontage on the south side of Kuno Road and 503 metres (1,653 ft) of frontage on the north side of A Guy Wilson Road.</p> <p>The subject lands are characterized as a mixed forested area with open field areas on the eastern half of the subject lands. The proposed severed lands are vacant and include areas that are maintained as a manicured yard by the benefitting lands. This area also includes a fire pit, and a small shelter shed. The benefitting lands are developed with a single storey dwelling and accessory buildings.</p> <p>The retained lands are developed with a single detached dwelling gaining access from Kuno Road and a sugar shack structure gaining access from A Guy Wilson Road.</p> <p>Zoning By-law</p> <p>The subject lands are zoned the Rural (RU) Zone and Environmental Protection (EP) Zone and the benefitting lands are zone the Rural Residential (RR) Zone in the Township of Carlow Mayo Comprehensive Zoning Bylaw 33-2004.</p> <p>The lands zoned Environmental Protection (EP) will remain zoned as such and there is ample area outside of any setback from the Environmental Protection (EP) Zone to accommodate future development on the retained lands. The severed lands do not include any areas zoned the Environmental Protection (EP) Zone.</p> <p>The proposed retained land will continue to comply with the requirements for lot area and lot frontage of the Rural (RU) Zone and consequently will not require rezoning.</p> <p>As the benefitting lands are zoned the Rural Residential (RR) Zone and the severed lands are zoned the Rural (RU) Zone, it will be recommended the severed lands be rezoned to the Rural Residential (RR) Zone to ensure the resultant lands are consistently in one zone. It is noted the existing benefitting lands do not currently meet the minimum lot frontage</p>

of 60 metres (197 ft) in the **Rural Residential (RR) Zone**. The effect of the lot addition application will result in a larger lot frontage of 180.6 metres (592 ft) for the resultant parcel which will be in compliance with the minimum lot frontage requirements of the **Rural Residential (RR) Zone**.

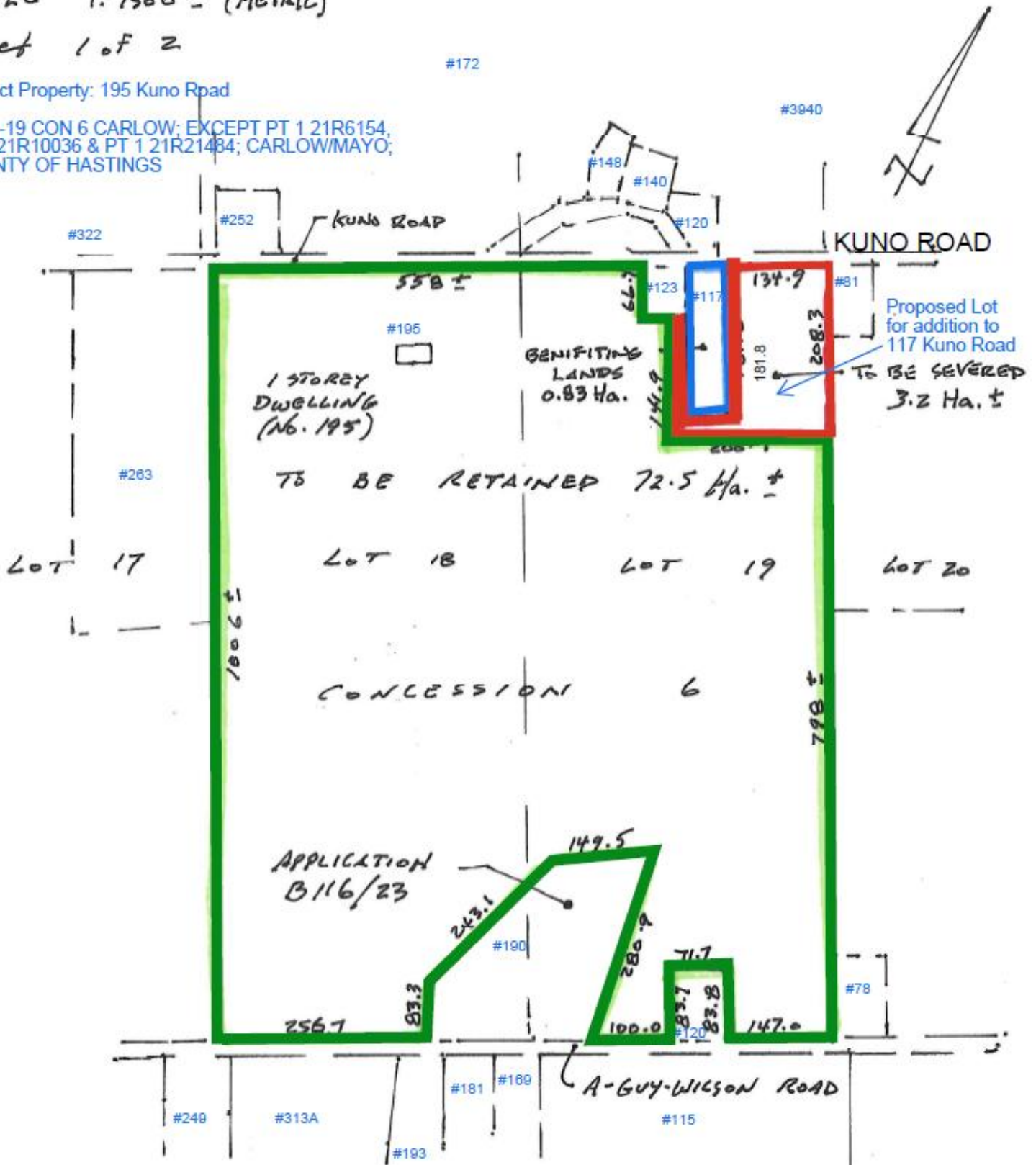
SEVERANCE SKETCH

SCALE 1:7500 ± (METRIC)

Sheet 1 of 2

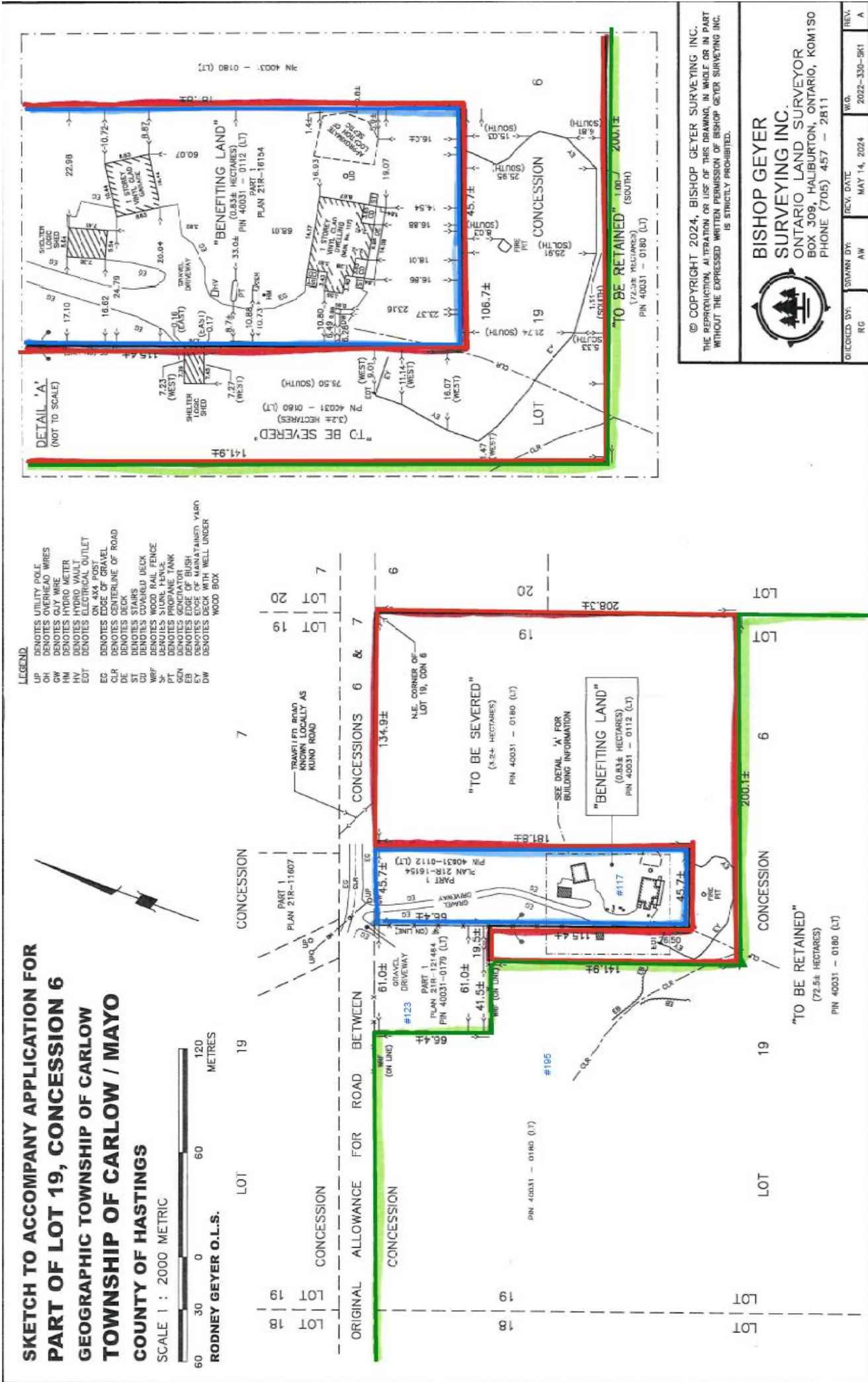
Subject Property: 195 Kuno Road

LT 18-19 CON 6 CARLOW; EXCEPT PT 1 21R6154, PT 1 21R10036 & PT 1 21R21484; CARLOW/MAYO; COUNTY OF HASTINGS



NOT A PLAN OF SURVEY - FOR REFERENCE ONLY

Enlargement of Details



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