



# AGENDA

## Planning Meeting

Tuesday, July 7, 2026 - Hybrid - Council Chambers/YouTube - 5:30 PM

### 1. CALL TO ORDER/LAND ACKNOWLEDGEMENT

### 2. APPROVAL OF AGENDA

- 2.1. Agenda of the Planning Meeting of the Council of the Municipality of Marmora and Lake for Tuesday, July 7, 2026.

**Recommendation:**

THAT the agenda of the Planning Meeting of the Council of the Municipality of Marmora and Lake for Tuesday, July 7, 2026, be approved as presented.

### 3. DECLARATION OF PECUNIARY INTEREST

### 4. ADOPTION OF MINUTES

- 4.1. Minutes of the Planning Meeting of the Council of the Municipality of Marmora and Lake held Tuesday, June 2, 2026.

8 - 10

[2026-06-02 Planning Meeting - Minutes](#)

**Recommendation:**

THAT the foregoing minutes of the Planning Meeting of the Council of the Municipality of Marmora and Lake held Tuesday, June 2, 2026, be approved as presented.

### 5. PUBLIC MEETINGS

This is the time set aside to permit anyone in attendance to speak in favour or in opposition to the Zoning Amendments. Public Input will be "received" by Council. If a person or public body would otherwise have

an ability to appeal the decision of the Municipal Council for the Municipality of Marmora and Lake to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Marmora and Lake before the bylaw is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make a written submission to the Municipal Council for the Municipality of Marmora and Lake before the bylaw is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

5.1. **Proposed Zoning Bylaw Amendment: D14-05-2026, 783 Station Road, Marmora and Lake**

The subject lands are presently zoned **Recreational/Resort Commercial (RRC)**. The purpose of the application is to rezone the severed lands to the **Rural Residential (RR) Zone**, to fulfill Condition No. 8 of Consent to Sever File No. B28/25

5.2. **Proposed Zoning Bylaw Amendment: D14-06-2026, Bursthall Street, Marmora and Lake**

11 - 13

The subject lands are presently zoned **Community Facility (CF)**. The purpose of the application is to rezone the property to the **Residential Second Density No. 9 (R2-9) Zone**, to allow for the development of a semi-detached dwelling on the property through the use of a part lot control bylaw.

**Registered speakers:**

- Arlene O'Neill/Connor Cutler

[Letter of Opposition, D14-06-2026 - Arlene O'Neill](#)

## 6. ZONING AMENDMENTS/REPORTS

6.1. **Zoning Amendment: BYLAW NUMBER 2026-40P**

14 - 21

D14-05-2026, 783 Station Road

Legal Description: CON 7 PT LOT 9 RP; 21R18356 PART 2

[Planning Staff Comments - 783 Station Road](#)

[2026-40P Zoning Amendment & Schedule - 783 Station Road](#)

**Recommendation:**

THAT the Planning Staff Report dated June 24, 2026, regarding the Zoning Bylaw Amendment File No. D14-05-2026, for the

lands legally described as CON 7 PT LOT 9 RP; 21R18356 PART 2, County of Hastings, and municipally known as 783 Station Road, be received;

AND THAT the proposed Zoning Bylaw Amendment 2026-40P, for the lands legally described as CON 7 PT LOT 9 RP; 21R18356 PART 2, County of Hastings, and municipally known as 783 Station Road, be recommended for Council adoption.

6.2. **Zoning Amendment: BYLAW NUMBER 2026-41P** 22 - 28

D14-06-2026, Bursthall Street

Legal Description: PLAN 83 LOT 2 ES BURSTHALL ST

[Planning Staff Comments, Rezone - Bursthall Street](#)

[2026-41P Zoning Amendment & Schedule - Bursthall Street, Habitat for Humanity](#)

**Recommendation:**

THAT the Planning Staff Report dated June 26, 2026, regarding the Zoning Bylaw Amendment File No. D14-06-2026, for the property legally described as PLAN 83 LOT 2 ES BURSTHALL ST, County of Hastings, and municipally known as Bursthall Street, be received;

AND THAT the proposed Zoning Bylaw Amendment 2026-41P, for the lands legally described as PLAN 83 LOT 2 ES BURSTHALL ST, County of Hastings, and municipally known as Bursthall Street, be recommended for Council adoption.

## 7. PLANNING REPORTS

7.1. **Part Lot Control Exemption: BYLAW NUMBER 2026-43P** 29 - 33

D14-06-2026, Bursthall Street

Legal Description: PLAN 83 LOT 2 ES BURSTHALL ST

[Planning Staff Comments, Part Lot Control - Bursthall Street](#)

[2026-43P Part Lot Control Exemption - Bursthall Street, Habitat for Humanity](#)

**Recommendation:**

THAT the Planning Staff Report dated June 26, 2026, regarding the application for exemption for part lot control for the property legally described as PLAN 83 LOT 2 ES BURSTHALL ST, County of Hastings, and municipally known as Bursthall Street, be received;

AND THAT the proposed Bylaw for Exemption from Part Lot Control attached to the Planning Staff Report. for the lands legally described as PLAN 83 LOT 2 ES BURSTHALL ST, County of

Hastings. and municipally known as Bursthall Street, be recommended for Council adoption.

## 8. SEVERANCE APPLICATIONS/REPORTS

### 8.1. Consent Files B26/26, B27/26 & B28/26

34 - 73

1026 Twin Sister Lakes Road

PT LT 29 CON 3 MARMORA PT 1 & 2 21R8045; MARMORA & LAKE; COUNTY OF HASTINGS EXCEPT FORFEITED MINING RIGHTS, IF ANY; SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 PLAN 21R26058 AS IN HT 309341 ; MUNICIPALITY OF MARMORA AND LAKE

[B26.27.28 26 Neill & Smith Circulation Pkg](#)

[B26.27.28 26 Municipal Comments Form](#)

#### Recommendation:

1. THAT the Planning Committee receive and approve the planning staff report dated June 22, 2026;
2. THAT costs to the value of \$1,200.00 cash in lieu of parkland be paid under Section 33(8) of the Act;
3. THAT all taxes be paid in full prior to granting consent;
4. THAT road widening be required for the entire frontage of the severed and retained lands, as deemed necessary by the Manager of Transportation Services;
5. THAT a safe site entrance be approved on the proposed severed lands, including removal of brush along sightlines, as directed by the Manager of Transportation Services;
6. THAT the retained lands be rezoned from Waterfront Residential (WR) to Waterfront Residential Exception No. X (WR-X) Zone, the proposed severed lands be rezoned to Limited Service Residential (LSR), and the large wetland rezoned to Environmental Protection (EP); and
7. THAT a development agreement be registered on title, outlining that the Municipality will never be responsible for assuming the right of way, the lots may not be accessible to emergency vehicles, and the road will be maintained to municipal standards in accordance with Bylaw 2009-06 (Section 6.3.6.1 n).

### 8.2. Consent Files B29/26

74 - 88

1026 Twin Sister Lakes Road

PT LT 29 CON 3 MARMORA PT 1 & 2 21R8045; MARMORA & LAKE; COUNTY OF HASTINGS EXCEPT FORFEITED MINING RIGHTS, IF ANY; SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 PLAN 21R26058 AS IN HT 309341 ; MUNICIPALITY OF MARMORA AND LAKE

[B29 26 Neill & Smith Circulation Pkg](#)

[B29\\_26 Municipal Comments Form](#)**Recommendation:**

1. THAT the Planning Committee receive and approve the planning staff report dated June 22, 2026;
2. THAT costs to the value of \$1,200.00 cash in lieu of parkland be paid under Section 33(8) of the Act;
3. THAT all taxes be paid in full prior to granting consent;
4. THAT road widening be required for the entire frontage of the severed, retained and benefitting lands, as deemed necessary by the Manager of Transportation Services;
5. THAT the benefitting lands be rezoned from Waterfront Residential (WR) to Limited Service Residential (LSR) Zone; and
6. THAT a development agreement be registered on title, outlining that the Municipality will never be responsible for assuming the right of way, the lots may not be accessible to emergency vehicles, and the road will be maintained to municipal standards in accordance with Bylaw 2009-06 (Section 6.3.6.1 n).

8.3. **Consent Files B36/26**

89 - 104

Station Road

PT LT 8-9 CON 6 MARMORA AS IN QR659056 AND PT 3 21R12324  
EXCEPT PT 4 & 6 21R12324; S/T MTA6870; MARMORA & LAKE;  
COUNTY OF HASTINGS

[B36\\_26 McEwen Circulation Pkg](#)[B36\\_26 Municipal Comments Form](#)**Recommendation:**

1. THAT the Planning Committee receive and approve the planning staff report dated June 22, 2026;
2. THAT costs to the value of \$1,200.00 cash in lieu of parkland be paid under Section 33(8) of the Act;
3. THAT all taxes be paid in full prior to granting consent;
4. THAT road widening be required for the entire frontage of the severed and retained lands, as deemed necessary by the Manager of Transportation Services; and
5. THAT the proposed severed lands be rezoned from Marginal Agriculture (MA) to Rural Residential (RR).

8.4. **Consent Files B43/26**

105 - 122

Abutting property north of 1082 Centre Line Road

PT LT 15 CON 6 MARMORA PT 1 21R6524 & PT 2 21R5774;  
MARMORA & LAKE ; COUNTY OF HASTINGS

[B43\\_26 Davidson Circulation Pkg](#)[B43\\_26 Municipal Comments Form](#)**Recommendation:**

1. THAT the Planning Committee receive and approve the

- planning staff report dated June 22, 2026;
2. THAT costs to the value of \$1,200.00 cash in lieu of parkland be paid under Section 33(8) of the Act;
  3. THAT all taxes be paid in full prior to granting consent;
  4. THAT road widening be required for the entire frontage of the severed and retained lands, as deemed necessary by the Manager of Transportation Services;
  5. THAT a safe site entrance be approved on the proposed severed lands, including removal of brush along sightlines, as directed by the Manager of Transportation Services; and
  6. THAT the proposed severed lands be rezoned from Rural Residential (RR) to Marginal Agriculture (MA).

## 9. BYLAWS

- 9.1. **BYLAW NUMBER 2026-40P**- Zoning Amendment (783 Station Road) 123 - 124  
[2026-40P Zoning Amendment & Schedule - 783 Station Road](#)

**Recommendation:**

THAT Bylaw 2026-40P, being a bylaw to amend Comprehensive Zoning Bylaw No. 2003-11, as amended, be read and passed this 7th day of July, 2026.

- 9.2. **BYLAW NUMBER 2026-41P** - Zoning Amendment (Bursthall Street) 125 - 127  
[2026-41P Zoning Amendment & Schedule - Bursthall Street, Habitat for Humanity](#)

**Recommendation:**

THAT Bylaw 2026-41P, being a bylaw to amend Comprehensive Zoning Bylaw No. 2003-11, as amended, be read and passed this 7th day of July, 2026.

- 9.3. **BYLAW NUMBER 2026-43P** - Part Lot Control Exemption (Bursthall Street) 128  
[2026-43P Part Lot Control Exemption - Bursthall Street, Habitat for Humanity](#)

**Recommendation:**

THAT Bylaw 2026-43P, being a bylaw to exempt Lot 2 of Plan 83 from Part Lot Control, Section 50 (5) of the Planning Act, be read and passed this 7th day of July, 2026.

## 10. CONFIRMING BYLAW

- 10.1. **BYLAW NUMBER 2026-44P** 129  
[2026-44P Confirming Bylaw - Planning July 7](#)

**Recommendation:**

THAT Bylaw 2026-44P, being a bylaw to confirm the proceedings of the Planning Meeting of Council held on the 7th day of July, 2026, be read and passed this 7th day of July, 2026.

**11. ADJOURNMENT**

**12. COMMITTEE OF ADJUSTMENT**



## MINUTES

### Planning Meeting

Tuesday, June 2, 2026 @ 5:30 PM

Hybrid - Council Chambers/YouTube

**COUNCIL** Mayor Jan O'Neill  
**PRESENT:** Deputy Mayor Mike Stevens  
Councillor Eric Daoust  
Councillor Ron Derry  
Councillor Jane Lakatos

**STAFF** CAO/Deputy Clerk John Connolly  
**PRESENT:** Municipal Clerk Kristen M<sup>c</sup>Connell  
Hastings County Planner Emily Galloway

#### 1. CALL TO ORDER/LAND ACKNOWLEDGEMENT

1.1. Mayor O'Neill called the meeting to order at 5:30 p.m. with the land acknowledgement.

#### 2. APPROVAL OF AGENDA

2.1. Agenda of the Planning Meeting of the Council of the Municipality of Marmora and Lake for Tuesday, June 2, 2026.

#### **MOTION2026-035P**

Moved by Deputy Mayor Mike Stevens  
Seconded by Councillor Eric Daoust

THAT the agenda of the Planning Meeting of the Council of the Municipality of Marmora and Lake for Tuesday, June 2, 2026, be approved as presented.

**Carried**

#### 3. DECLARATION OF PECUNIARY INTEREST

#### 4. ADOPTION OF MINUTES

4.1. Minutes of the Planning Meeting of the Council of the Municipality of Marmora and Lake held Tuesday, May 5, 2026.

**MOTION2026-036P**

Moved by Councillor Ron Derry  
Seconded by Councillor Eric Daoust

THAT the foregoing minutes of the Planning Meeting of the Council of the Municipality of Marmora and Lake held Tuesday, May 5, 2026, be approved as presented.

**Carried**

**5. PUBLIC MEETINGS**

**5.1. Proposed Zoning Bylaw Amendment: D14-04-2026, 2297 Centre Line Road, Marmora and Lake**

The subject lands are presently zoned **Marginal Agriculture (MA)**. The purpose of the application is to rezone the severed lots from **Marginal Agriculture (MA) Zone** to **Rural Residential (RR) Zone**, to fulfill Condition No. 8 of Consent to Sever File Nos. B34/25 and B35/25.

No one spoke for or against the zoning amendment application.

**6. ZONING AMENDMENTS/REPORTS**

**6.1. Zoning Amendment: BYLAW NUMBER 2026-33P  
D14-04-2026, 2297 Centre Line Road**

Legal Description: CON 9 PT LOT 21, PART 1 RP 21R-2561

**MOTION2026-037P**

Moved by Councillor Eric Daoust  
Seconded by Deputy Mayor Mike Stevens

THAT the Planning Staff Report dated May 20, 2026, regarding the Zoning Bylaw Amendment File No. D14-04-2026, for the property legally described as CON 9 PT LOT 21, PART 1 RP 21R-2561, and municipally known as 2297 Centre Line Road, be received;

AND THAT the proposed Zoning Bylaw Amendment 2026-33P, for the lands legally described as CON 9 PT LOT 21, PART 1 RP 21R-2561, and municipally known as 2297 Centre Line Road, be recommended for Council adoption.

**Carried**

**7. PLANNING REPORTS**

**8. SEVERANCE APPLICATIONS/REPORTS**

**9. BYLAWS**

9.1. **BYLAW NUMBER 2026-33P** - Zoning Amendment (2297 Centre Line Road)

**MOTION2026-038P**

Moved by Deputy Mayor Mike Stevens  
Seconded by Councillor Ron Derry

THAT Bylaw 2026-33P, being a bylaw to amend Comprehensive Zoning Bylaw No. 2003-11, as amended, be read and passed this 2nd day of June, 2026.

**Carried**

10. **CONFIRMING BYLAW**

10.1. **BYLAW NUMBER 2026-35P**

**MOTION2026-039P**

Moved by Councillor Eric Daoust  
Seconded by Councillor Ron Derry

THAT Bylaw 2026-35P, being a bylaw to confirm the proceedings of the Planning Meeting of Council held on the 2nd day of June, 2026, be read and passed this 2nd day of June, 2026.

**Carried**

11. **ADJOURNMENT**

11.1.

**MOTION2026-040P**

Moved by Councillor Ron Derry  
Seconded by Deputy Mayor Mike Stevens

THAT this meeting is adjourned at 5:36 p.m.

**Carried**

12. **COMMITTEE OF ADJUSTMENT**

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Mayor, Jan O'Neill

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Municipal Clerk, Kristen M<sup>c</sup>Connell

## Kristen McConnell

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**From:** O'Neill, Arlene <aoneill@grllp.com>  
**Sent:** Tuesday, June 30, 2026 9:16 AM  
**To:** Kristen McConnell  
**Subject:** FW: Notice of Public Meeting to be held on July 7, 2026 - OBJECTIO TO REZONING ON BURSTALL STREET

Hi,

I am writing on behalf of my mother, Mary O'Neill and the Estate of Patrick O'Neill, the adjacent land owner(s) to the property on Burstall Street. My parent's property at 13 North Hastings Avenue, Marmora is directly connected to the site with the proposed rezoning at the rear of the property.

**If you can please forward to me via reply email a copy of the Notice of Public Meeting associated with this proposal for zoning change. Also, please register me to attend the meeting virtually. If you can please forward me a link to attend the meeting on July 7, 2026 at 5:30 pm.**

I understand the application in question has been brought by the Habitat for Humanity I believe for an application for a change in the zoning bylaw of the property from Community property to semi-detached residential zoning.

I am the daughter and also the lawyer for my parents, the adjacent property owner to the rear of the property.

My parents are opposed to this proposed change in zoning as it would negatively impact my parent's property as adjacent property owners as follows:

1. **Does not fit with established physical character of surrounding homes.** This proposed zoning change from community property zoning to a semi-detached residential property is a change from community land dedicated to the church and community to a high-density housing and specifically a semi-detached building. Such a change in zoning does not respect the established physical character (height, lot coverage, and architectural style) of the surrounding single-family homes and community and of the adjacent residential land-owners.
2. **Increased congestion and not in keeping with adjacent residential homes.** The conversion to semi-detached homes (doubling the number of families per lot) increases localized traffic, congestion, and demands for on-street parking. This will result in greater noise and impact on the enjoyment of my parent's adjacent single-family home.
3. **Loss of Privacy.** Being directly behind my parent's property, this will impact privacy on my parents' home as being a high-density home, the placement, height and window alignment of those units will result in overlooking my parent's backyard and windows of my parents' home.
4. **Shadows, View and Sunlight.** The mass and bulk of the new semi-detached development will cast shadows, and deprive my parent's property of their view and of the sunlight into their property, enjoyment of their backyard and of daylight into their home.

5. **Impact on Property Values.** Allowing high density semi-detached housing in a neighborhood of single-family homes which has been publicized in all the local newspapers will serve to devalue surrounding real estate values and in particular my parent's home which is directly adjacent to the proposed site. To qualify to receive one of these homes, only one person is required to prove they have a job. As a retired senior who is concerned about her safety and security in her home, my mother is concerned about the socio-economic profile of the proposed occupants.
6. **Safety and security of the person.** My mother is concerned for her security and well-being as senior and being able to live out her remaining years in peace and safety. Habitat for Humanity is known for its poor construction oversight. The property could end up being a partially constructed building where there is no money to finish or meet the scrutiny of local inspectors.

My parents purchased their home over 15 years ago in reliance of being amongst single-family homes in a community of single-family homes on a quiet residential street. The lot behind them was part of a community church and had a headstone on it dedicating the property to the church and community. This lot was clearly dedicated for a purpose and now while short on cash, is being disposed of without any regard for its original purpose and dedication of those who did so.

For my parents, the adjacent land owners, the open views, all day sunlight, expansive sunset view and quiet and private yards amongst single family homes were the fundamental elements of the reasons my parents chose to purchase their home on North Hastings. This setting and landscape and elements were viewed as essential to the quiet enjoyment of their home in their later years.

My parents worked hard all their lives to save for, purchase and own their home on North Hastings Avenue. Now that my father has passed away in 2025, my mother relies on the privacy and security that home provides to feel safe and secure in her own home and in her community. Increasing the traffic and density of the neighbouring property on a site meant to be dedicated to the community to supply high density low income housing is not in keeping with the history of the lot itself and is detrimental to adjacent property owners.

There is no shortage of empty lots in the surrounding area. Why a community lot in the town needs to be rezoned for this purpose and disrupting the adjacent land owners quiet enjoyment of their properties is highly suspect. Also, to have pre-emptively publicized this change in local papers in a small community presumably designed to shame adjacent from objecting is highly objectionable.

My elderly mother is entitled to the quiet enjoyment of her existing property and to retain the light and privacy that her existing property zoned single family residential provides and this proposed change threatens that quiet enjoyment that she requires in her elder years.

I look forward to your response confirming receipt of this objection and I look forward to receipt of the additional documentation and link requested.

Regards,

Arlene O'Neill



**Arlene D. O'Neill • Partner**

Gardiner Roberts LLP

Bay Adelaide Centre - East Tower, 22 Adelaide St W, Ste. 3600, Toronto, ON M5H 4E3

T 416.865.6640 | F 416.865.6636 | E [aoneill@grllp.com](mailto:aoneill@grllp.com)

ARLENE O'NEILL  
RECOGNIZED BY  
2026  
**Best Lawyers**

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# Regular Council

# STAFF REPORT

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**File No:** D14-05-2026 (Szukala)  
**Meeting:** Regular Council – July 7<sup>th</sup>, 2026  
**Report To:** Mayor and Members of Council  
**From:** Emily Galloway, Planner, Hastings County

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## RECOMMENDATION:

1. THAT the Staff Report dated June 24<sup>th</sup>, 2026 regarding the Zoning By-Law Amendment File No. D14-05-2026, for the properties legally described CON 7 PT LOT 9 RP; 21R18356 PART 2, County of Hastings and municipally known as 783 Station Road, **BE RECEIVED**;
2. THAT Zoning By-Law Amendment attached to the Planning Staff Report for the lands legally described as CON 7 PT LOT 9 RP; 21R18356 PART 2, County of Hastings and municipally known as 783 Station Road, **BE APPROVED**.

**Owner/Applicant:** Andrzej Szukala  
**Civic Address:** 783 Station Road  
**Legal Description:** CON 7 PT LOT 9 RP; 21R18356 PART 2  
**Official Plan Designation:** Rural/Waterfront  
**Current Zoning:** Resort/Recreational Commercial (RRC) Zone  
**Proposed Zoning:** Rural Residential (RR) Zone

## BACKGROUND:

The subject lands are an irregularly shaped lot located west of Station Road and generally characterized by forested area. The lands are subject to Consent to Sever Application No. B28/25 and this application seeks to rezone the severed lands of the application from the **Recreational/Resort Commercial (RRC) Zone** to the **Rural Residential (RR) Zone**. This rezoning application will fulfill Condition No. 8 of the application. As such, staff do not have a concern with the application and recommend that it is approved.

## PUBLIC AND AGENCY COMMENTS:

Notice of this application was circulated to all neighbouring property owners and agencies in accordance with the requirements of the Planning Act.

As of the date of writing this report, no comments from members of the public have been received. Comments have been received from the Marmora and Lake Building Department, who indicated no concerns, and Quinte Conservation Authority, who indicated no objections.

## FINANCIAL IMPLICATIONS:

There are no financial implications on the 2026 budget.

**ATTACHMENTS:**

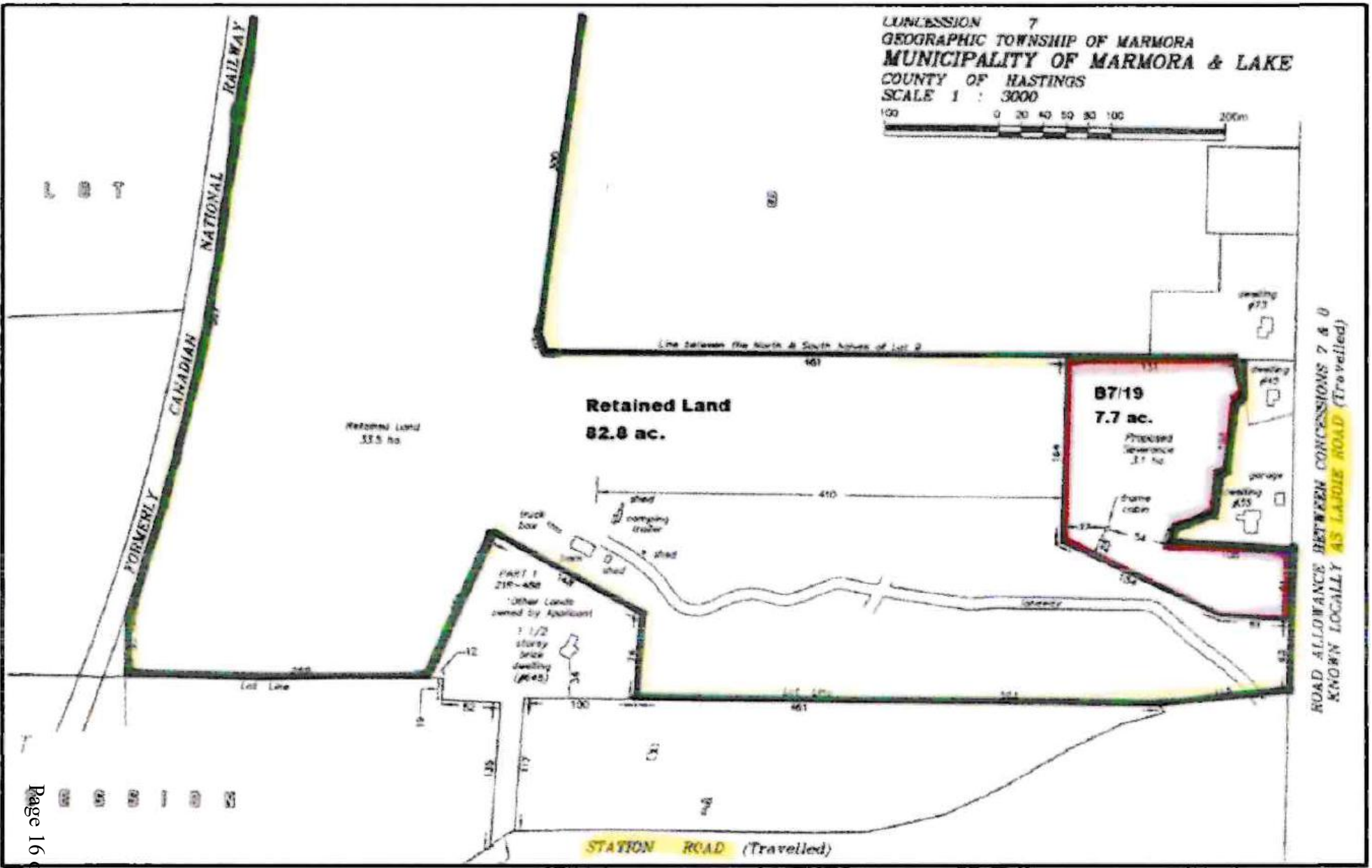
- 1) Consent Sketch
- 2) Current Zoning
- 3) Comments from Quinte Conservation Authority

**Report Signed By:**

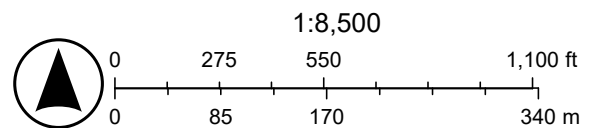
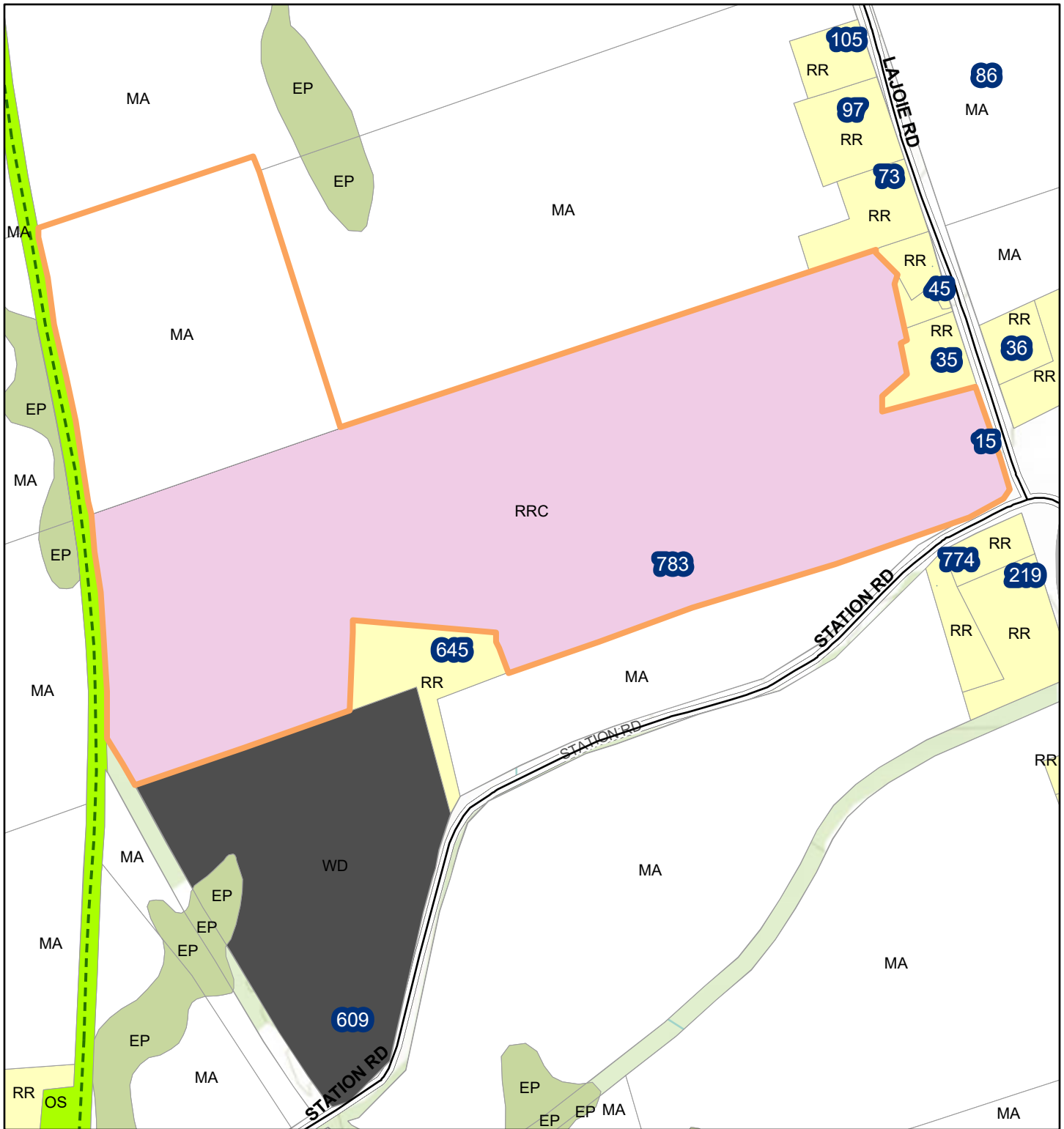
A handwritten signature in black ink, appearing to read "Emily Galloway". The signature is written in a cursive style with a large, stylized initial "E".

Emily Galloway, RPP, MCIP,  
Planner, Hastings County

CONCESSION 7  
 GEOGRAPHIC TOWNSHIP OF MARMORA  
 MUNICIPALITY OF MARMORA & LAKE  
 COUNTY OF HASTINGS  
 SCALE 1 : 3000



# 783 Station Rd - Current Zoning



Sources: NRCan, Esri Canada, and Canadian Community Maps contributors., Esri, NASA, NGA, USGS, FEMA

## QUINTE CONSERVATION - PLANNING ACT REVIEW

**QC File No. PL0156-2026**

<b>Municipality:</b>	Hastings County (Municipality of Marmora & Lake)		
<b>Landowner:</b>	Andrzej Szukala		
<b>Location:</b>	783 Station Road	Part Lot 9, Concession 7	Marmora
<b>Roll #:</b>	12411410250780000000		
<b>Application Description:</b>	Zoning By-Law Amendment App'l'n File No. D14-05-2026 <i>(Condition of Consent File B28/25)</i>	Rezone the 7.7-acre severed parcel from Recreational/Resort Commercial (RRC) Zone to the Rural Residential (RR) Zone.	
<b>Regulated Features:</b>	Watercourse and wetlands		
<b>Comments:</b>	<p><b><u>Natural Hazard policies of the Provincial Planning Statement and Quinte Conservation Planning Act Review policy</u></b></p> <p>Conservation Authorities have Provincially delegated responsibilities to represent Provincial interests regarding natural hazards under Section 5.2 of the Provincial Planning Statement (PPS) (2024). Natural hazards include areas subject to flooding, prone to erosion, dynamic beaches, and unstable bedrock. Generally, the policies of the PPS direct development to areas outside of hazard lands. Staff are satisfied that the application as presented is consistent with Section 5.2 of the PPS.</p> <p><b><u>Ontario Regulation #41/24 (Regulation of Prohibited Activities, Exemptions and Permits)</u></b></p> <p>The subject lands lie within the regulated area of a watercourse and wetlands (by virtue of Ontario Regulation #41/24 – Regulation of Prohibited Activities, Exemptions and Permits).</p> <p>Please note that the owners will need to apply to the Conservation Authority for a permit prior to development activity (including construction / filling/ excavation/ site grading/ change of use) within 45 metres of the seasonal high water mark/top of bank adjacent to any watercourse, and within 30 metres of any wetland boundary (whichever is greater).</p> <p>These planning comments do not constitute permission to develop within a Quinte Conservation regulated area. The permitting process is a separate process from the plan review process, and a separate fee will be applied to future permit application(s) to this office.</p> <p><b><u>Quinte Region Source Protection Plan</u></b></p> <p>Quinte Conservation provides Risk Management services as prescribed by the <i>Clean Water Act</i>, 2006 on behalf of member municipalities. Part of this is reviewing building and planning applications to ensure no new significant drinking water threats as outlined in the Quinte Region Source Protection Plan are created. Policies for significant threats in the Quinte Region Source Protection Plan are <u>not applicable</u> as the subject property lies outside of an intake protection zone or wellhead protection area for a municipal drinking water system. <u>As such no Section 59 Clearance Notice is required.</u></p> <p><b><u>Other Potential Municipal Studies</u></b></p> <p>As per Sections 21.1.1 and 21.1.2 of Ontario Regulation 596/22 (amendments made under the Conservation Authorities Act) as a result of the More Homes Built Faster Act, 2022, conservation authorities are no longer able to review or provide comment on Natural Heritage and Hydrogeology, nor is this office able to peer-review technical reports related to these matters. If</p>		

	the Municipality requests a hydrogeological assessment or Environmental Impact Study (EIS) it should be peer-reviewed by a qualified consultant.
<b>Final Comments:</b>	Quinte Conservation has <u>no objection</u> to the rezoning application as presented. Staff request that a copy of the decision on the application be forwarded to this office, when available.



Sam Carney  
 Planning Technician

June 22, 2026

Date



**THE CORPORATION OF THE MUNICIPALITY OF MARMORA AND LAKE  
BYLAW NUMBER 2026-40P**

A bylaw to amend Comprehensive Zoning Bylaw No. 2003-11, as amended.

**WHEREAS** Bylaw No. 2003-11, as amended, is the Comprehensive Zoning Bylaw governing the lands located within the Corporation of the Municipality of Marmora and Lake;

**WHEREAS** the Council of the Corporation of the Municipality of Marmora and Lake, having received and reviewed an application to amend Bylaw No. 2003-11 for the Corporation of the Municipality of Marmora and Lake, legally described as CON 7 PT LOT 9 RP; 21R18356 PART 2 (Geographic Township of Marmora), is in agreement with the proposed changes;

**AND WHEREAS** authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

**NOW, THEREFORE**, the Council of the Corporation of the Municipality of Marmora and Lake enacts as follows:

1. **THAT** SCHEDULE 'A' to Bylaw No. 2003-11, as amended, is hereby amended by changing the zone category from RRC to RR thereon in accordance with Schedule '1' attached hereto;
2. **THAT** Schedule '1' attached hereto forms part of this bylaw;
3. **THAT** this bylaw shall come into force and take effect pursuant to the provisions of and the regulations made under the Planning Act, R.S.O., 1990, c.P.13, as amended.

READ A FIRST TIME this 7<sup>th</sup> day of July, 2026  
READ A SECOND TIME this 7<sup>th</sup> day of July, 2026  
READ A THIRD TIME this 7<sup>th</sup> day of July, 2026

PASSED IN OPEN COUNCIL this 7<sup>th</sup> day of July, 2026

\_\_\_\_\_  
Mayor (Jan O'Neill)

\_\_\_\_\_  
Municipal Clerk (Kristen M<sup>c</sup>Connell)

# CORPORATION OF THE MUNICIPALITY OF MARMORA & LAKE SCHEDULE '1'

**BYLAW NO. 2026-40P**  
**THIS IS SCHEDULE '1' TO BYLAW NO. 2026-40P AMENDING**  
**COMPREHENSIVE ZONING BYLAW 2003-11, AS AMENDED, FOR THE**  
**MUNICIPALITY OF MARMORA & LAKE**

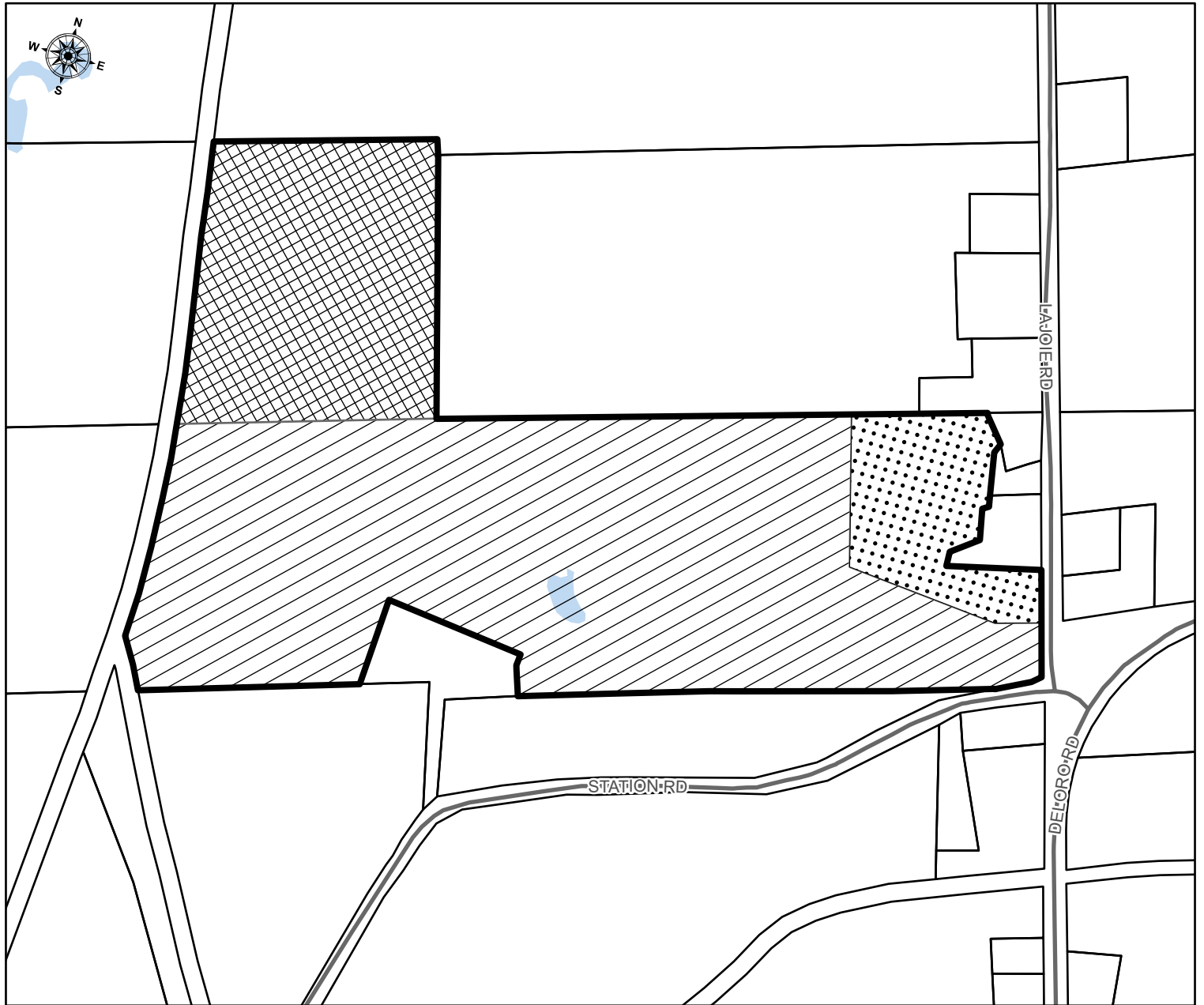
**PASSED THIS 7th DAY OF JULY, 2026.**

\_\_\_\_\_  
**Jan O'Neill,**

**Mayor**





\_\_\_\_\_  
**Kristen McConnell,**

**Clerk**



**LOCATION OF SUBJECT LANDS**

Part of lot 9, Marmora Concession 7,  
 Part 2 of RP 21R18356  
 783 Station Rd,  
 Municipality of Marmora & Lake

-  Subject Lands
-  Lands to be rezoned from the Resort/Recreational Commercial (RRC) Zone to the Rural Residential (RR) Zone.
-  Lands to remain the Resort/Recreational Commercial (RRC) Zone.
-  Lands to remain zoned the Marginal Agriculture (MA) Zone.



# Regular Council STAFF REPORT

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**File No:** D14-06-2026  
**Meeting:** Regular Council – July 7<sup>th</sup>, 2026  
**Report To:** Mayor and Members of Council  
**From:** Emily Galloway, Planner, Hastings County

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## RECOMMENDATION:

1. THAT the Staff Report dated June 26<sup>th</sup>, 2026 regarding the Zoning By-Law Amendment File No. D14-06-2026, for the property legally described PLAN 83 LOT 2 ES BURSTHALL ST, County of Hastings and municipally known as Bursthall Street, **BE RECEIVED**;
2. THAT Zoning By-Law Amendment attached to the Planning Staff Report for the lands legally described as PLAN 83 LOT 2 ES BURSTHALL ST, County of Hastings and municipally known as Bursthall Street, **BE APPROVED**.

**Owner/Applicant:** Habitat for Humanity Prince Edward-Hastings  
**Civic Address:** Bursthall Street  
**Legal Description:** PLAN 83 LOT 2 ES BURSTHALL ST  
**Official Plan Designation:** Urban Community Facility  
**Current Zoning:** Community Facility (CF) Zone  
**Proposed Zoning:** Residential Second Density Zone No. 9 (R2-9) Zone

## BACKGROUND:

The subject lands are a vacant lot located east of Bursthall Street that are generally characterised by grass fields and a monument. The application proposes to create a semi-detached dwelling on the property through the use of a part lot control by-law. The application will allow for the development of a semi-detached dwelling house and semi-detached dwelling units.

The subject lands are designated Urban Community Facility in the Hastings County Official Plan. This designation allows for “[t]he conversion of an existing Urban Community Facility use to another appropriate, compatible use of land may be permitted without an official plan amendment provided the other policies and requirements of this Plan are met” (Section 2.6.3.7). Staff believe that the proposed use of a semi-detached dwelling is a compatible use to a community facility use, as a semi-detached dwelling has the same or less impact to the community.

## PUBLIC AND AGENCY COMMENTS:

No comments from public agencies have been received at the time of the writing of this report.

Notice of this application was circulated to all neighbouring property owners and agencies in accordance with the requirements of the Planning Act.

As of the date of writing this report, no comments from members of the public or agencies have been received. Should any additional comments be received in advance of the meeting, they will be provided at that time.

**FINANCIAL IMPLICATIONS:**

There are no financial implications on the 2026 budget.

**ATTACHMENTS:**

- 1) Current Zoning
- 2) Zoning Sketch

**Report Signed By:**

A handwritten signature in black ink, appearing to read "Emily Galloway". The signature is fluid and cursive, with the first name "Emily" written in a larger, more prominent script than the last name "Galloway".

Emily Galloway, RPP, MCIP,  
Planner, Hastings County

# Attachment No. 1 - D14-06-2026 - Current Zoning

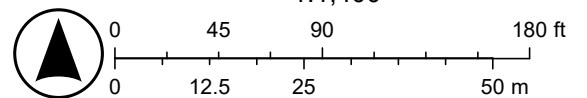


Subject Lands

- General Commercial (GC)
- Community Facility (CF)
- Main Street Centre (MC)

**Marmora & Lake Zoning**

- Residential First Density (R1)
- Residential Second Density (R2)
- Urban Commercial (UC)

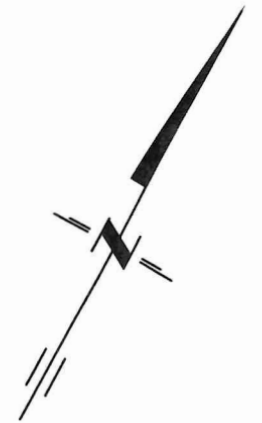
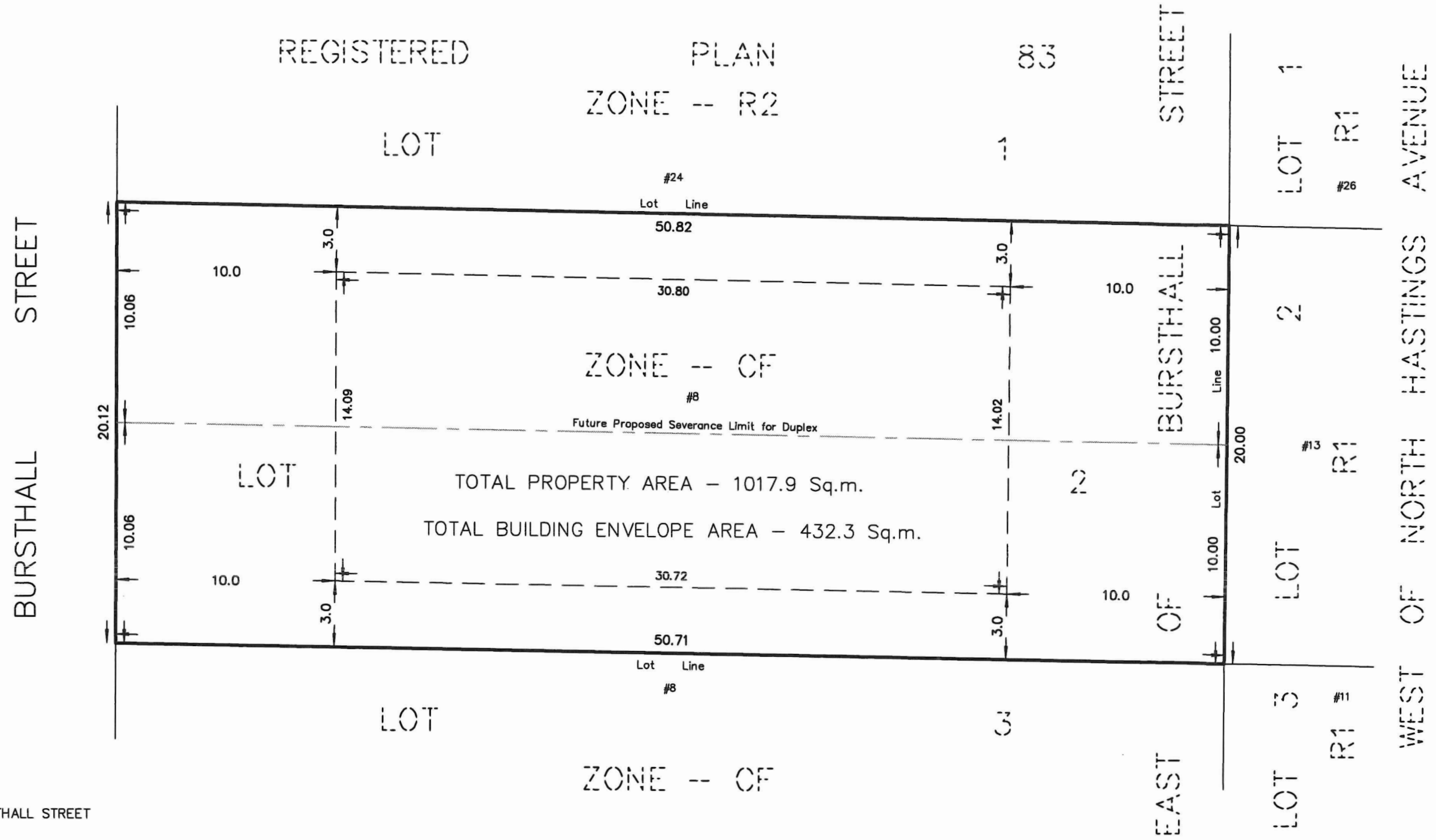


Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

# SKETCH for REZONING APPLICATION

METRIC SCALE 1 : 200

**CAUTION**  
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK



**NOTES :**

8 BURSTHALL STREET  
LOT 2, EAST OF BURSTHALL STREET  
REGISTERED PLAN 83  
VILLAGE OF MARMORA  
MUNICIPALITY OF MARMORA & LAKE  
COUNTY OF HASTINGS

DIMENSIONS AND INFORMATION SHOWN ARE DERIVED FROM A PLAN OF SURVEY BY P.A. MILLER O.L.S., DATED JUNE 29, 2021 AND FIELD WORK.  
BY-LAW 2003-1, ZONE-R2 SETBACKS APPLIED:  
MINIMUM FRONT & REAR YARD 10.0  
MINIMUM INTERIOR SIDE YARD 3.0

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

MARCH 03, 2026

218 CHURCH STREET BELLEVILLE, ONTARIO	<b>WATSON</b> LAND SURVEYORS Ltd.	K8N - 3C3 (613) 962 - 9521
© Copyright WATSON LAND SURVEYORS LTD. 2026		PROJECT No 16152-H-26



**THE CORPORATION OF THE MUNICIPALITY OF MARMORA AND LAKE**  
**BYLAW NUMBER 2026-41P**

A bylaw to amend Comprehensive Zoning Bylaw No. 2003-11, as amended.

**WHEREAS** Bylaw No. 2003-11, as amended, is the Comprehensive Zoning Bylaw governing the lands located within the Corporation of the Municipality of Marmora and Lake;

**WHEREAS** the Council of the Corporation of the Municipality of Marmora and Lake, having received and reviewed an application to amend Bylaw No. 2003-11 for the Corporation of the Municipality of Marmora and Lake, legally described as PLAN 83 LOT 2 ES BURSTHALL; ST (Geographic Township of Marmora), is in agreement with the proposed changes;

**AND WHEREAS** authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

**NOW, THEREFORE**, the Council of the Corporation of the Municipality of Marmora and Lake enacts as follows:

1. **THAT** Bylaw No. 2003-11, as amended, is hereby amended by the addition of the following subsection 13.5.9 of Section 13 entitled "R2 - Residential Second Density Zone" immediately after item 13.5.8 thereof:

**"13.5.9 Residential Second Density No. 9 (R2-9) Zone**

Notwithstanding any other provisions of this bylaw to the contrary, within the Residential Second Density (R2-9) Exception No. 9 Zone the following shall apply:

- a. The minimum frontage for a semi-detached dwelling use shall be 20 metres
- b. The minimum frontage for a lot containing a semi-detached dwelling unit shall be 10 metres
- c. The minimum area for a lot containing a semi-detached dwelling unit shall be 500 square metres
- d. The only permitted uses for a lot with less than 10 metres of frontage shall be a semi-detached dwelling unit and accessory uses/structures.

All other provisions of the Residential Second Density Zone (R2) Zone and this bylaw shall apply."

2. **THAT** SCHEDULE 'A' to Bylaw No. 2003-11, as amended, is hereby amended by changing the zone category from CF to R2-9 thereon in accordance with Schedule '1' attached hereto;
3. **THAT** Schedule '1' attached hereto forms part of this bylaw; and

4. **THAT** this bylaw shall come into force and take effect pursuant to the provisions of and the regulations made under the Planning Act, R.S.O., 1990, c.P.13, as amended.

READ A FIRST TIME this 7<sup>th</sup> day of July, 2026  
READ A SECOND TIME this 7<sup>th</sup> day of July, 2026  
READ A THIRD TIME this 7<sup>th</sup> day of July, 2026

PASSED IN OPEN COUNCIL this 7<sup>th</sup> day of July, 2026

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Mayor (Jan O'Neill)

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Municipal Clerk (Kristen M<sup>c</sup>Connell)

# CORPORATION OF THE MUNICIPALITY OF MARMORA & LAKE SCHEDULE '1'

BYLAW NO. 2026-41P

THIS IS SCHEDULE '1' TO BYLAW NO. 2026-41P AMENDING  
COMPREHENSIVE ZONING BYLAW 2003-11, AS AMENDED, FOR THE  
MUNICIPALITY OF MARMORA & LAKE

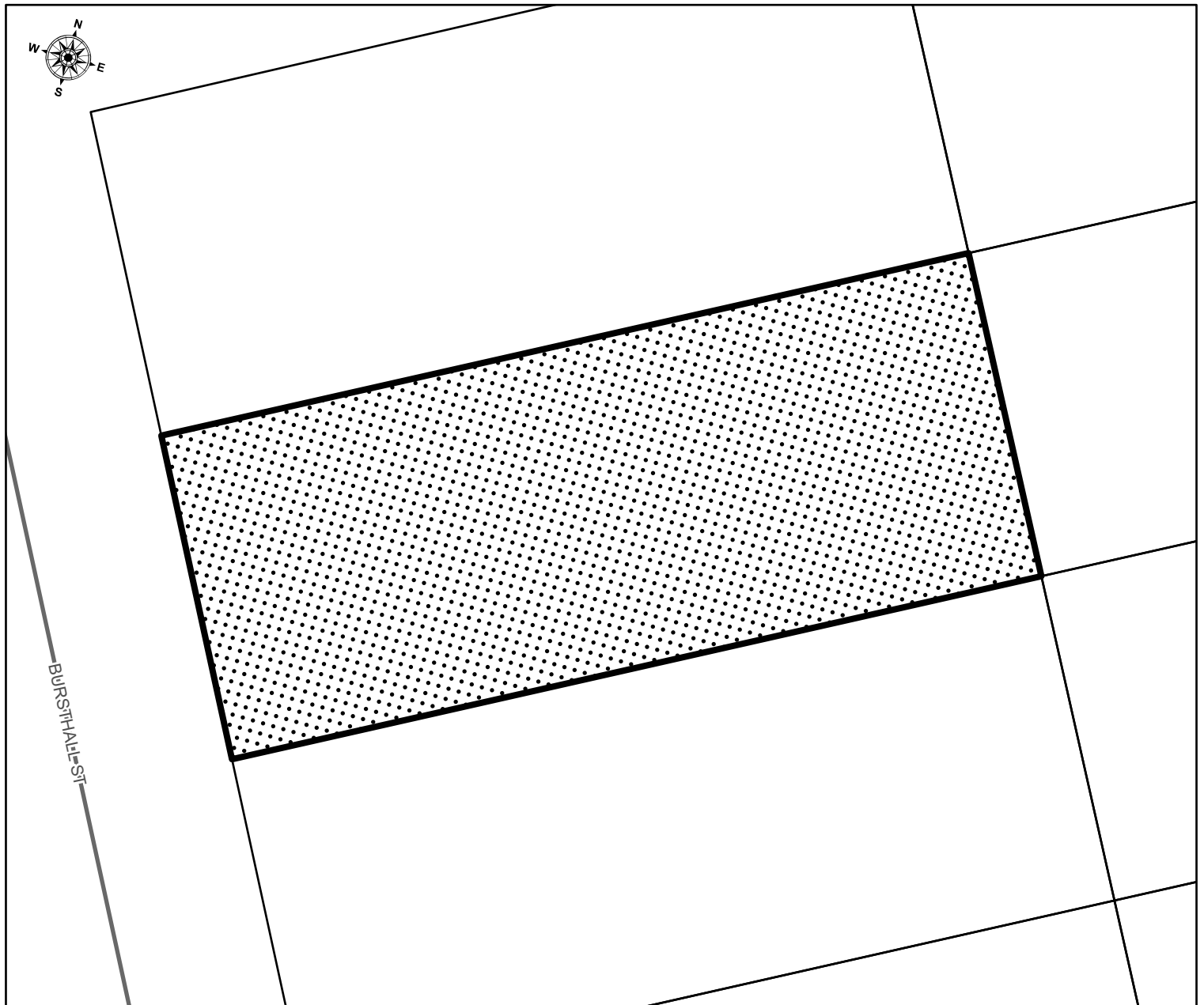
PASSED THIS 7th DAY OF JULY, 2026.

Jan O'Neill,

Mayor

Kristen McConnell,

Clerk




## LOCATION OF SUBJECT LANDS

Plan 83, Lot 2 ES Bursthall; ST,  
Bursthall St,  
Marmora Village,  
Municipality of Marmora & Lake

0 5 10 20 Metres

 Subject Lands

 Lands to be rezoned from the Community Facility (CF) Zone  
to the Residential Second Density - Exception 9 (R2-9) Zone.



Prepared For: Municipality of Marmora & Lake  
Prepared By: County of Hastings GIS Services  
2026-06-15

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# Regular Council

# STAFF REPORT

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**File No:** D14-06-2026  
**Meeting:** Regular Council – July 7<sup>th</sup>, 2026  
**Report To:** Mayor and Members of Council  
**From:** Emily Galloway, Planner, Hastings County

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## RECOMMENDATION:

1. THAT the Staff Report dated June 26<sup>th</sup>, 2026 regarding the application for exemption for part lot control for the property legally described PLAN 83 LOT 2 ES BURSTHALL ST, County of Hastings and municipally known as Bursthall Street, **BE RECEIVED;**
2. THAT the By-Law for Exemption from Part Lot Control attached to the Planning Staff Report for the lands legally described as PLAN 83 LOT 2 ES BURSTHALL ST, County of Hastings and municipally known as Bursthall Street, **BE APPROVED.**

**Owner/Applicant:** Habitat for Humanity Prince Edward-Hastings  
**Civic Address:** Bursthall Street  
**Legal Description:** PLAN 83 LOT 2 ES BURSTHALL ST  
**Official Plan Designation:** Urban Community Facility

## BACKGROUND:

The subject lands are a vacant lot located east of Bursthall Street that are generally characterised by grass fields and a monument. The application proposes to create a semi-detached dwelling on the property through the use of a part lot control by-law. The application will allow for the development of a semi-detached dwelling house and semi-detached dwelling units.

Hastings County Planning and Development Department has received notice of a request to remove Part Lot Control on a parcel identified as Lot 2, East of Bursthall Street, of Registered Plan 83 in the Municipality of Marmora and Lake. In support of the application, the applicants have provided a Surveyor's Sketch prepared by Watson Surveying.

Please be advised that as this exemption from part lot control application is within the normal course of development of semi-detached dwelling units and the by-law will expire within two years. Staff do not have a concern with the application. Staff note that the by-law will be required to be approved by County Council at a subsequent meeting.

## PUBLIC AND AGENCY COMMENTS:

No comments from public agencies have been received at the time of the writing of this report.

Notice of this application was circulated to all neighbouring property owners and agencies in accordance with the requirements of the Planning Act.

As of the date of writing this report, no comments from members of the public or agencies have been received. Should any additional comments be received in advance of the meeting, they will be provided at that time.

**FINANCIAL IMPLICATIONS:**

There are no financial implications on the 2026 budget.

**ATTACHMENTS:**

- 1) Current Zoning
- 2) Zoning Sketch


**Report Signed By:**


A handwritten signature in black ink, appearing to read "Emily Galloway". The signature is fluid and cursive, with a large loop at the end of the last name.


Emily Galloway, RPP, MCIP,  
Planner, Hastings County

# Attachment No. 1 - D14-06-2026 - Current Zoning




 Subject Lands

 General Commercial (GC)

 Community Facility (CF)

 Main Street Centre (MC)

**Marmora & Lake Zoning**

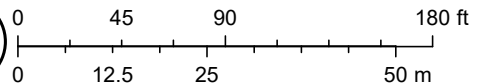
 Residential First Density (R1)

 Residential Second Density (R2)

 Urban Commercial (UC)



1:1,400



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community





**THE CORPORATION OF THE MUNICIPALITY OF MARMORA AND LAKE  
BYLAW NUMBER 2026-43P**

A bylaw to exempt Lot 2 of Plan 83 from Part Lot Control, Section 50 (5) of the Planning Act.

**WHEREAS** subsection 50(5) of the Planning Act, R.S.O. 1990, c. P.13, as amended, establishes part lot control on lands within registered plans of subdivision;

**AND WHEREAS** subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended, authorizes a municipality to pass a bylaw exempting certain lands from the provisions of part lot control;

**AND WHEREAS** Habitat for Humanity Prince Edward-Hastings has applied to the Council of the Corporation of the Municipality of Marmora and Lake requesting that a bylaw be enacted under the provisions of subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**NOW, THEREFORE**, the Council of the Corporation of the Municipality of Marmora and Lake enacts as follows:

1. **THAT** subsection 50(5) of the Planning Act R.S.O. 1990, c. P.13, as amended, does not apply to Lot 2, East of Bursthall Street, of Registered Plan 83 in the Municipality of Marmora and Lake;
2. **THAT** this bylaw shall come into force and take effect pursuant to the provisions of and regulations made under the Planning Act R.S.O., 1990, c. P.13, as amended, and
3. **THAT** this bylaw shall expire on July 7<sup>th</sup>, 2028.

READ A FIRST TIME this 7<sup>th</sup> day of July, 2026  
READ A SECOND TIME this 7<sup>th</sup> day of July, 2026  
READ A THIRD TIME this 7<sup>th</sup> day of July, 2026

PASSED IN OPEN COUNCIL this 7<sup>th</sup> day of July, 2026.

\_\_\_\_\_  
Mayor (Jan O'Neill)

\_\_\_\_\_  
Municipal Clerk (Kristen M<sup>c</sup>Connell)



235 Pinnacle Street  
 Post Bag 4400  
 Belleville, ON  
 K8N 3A9

June 22, 2026

**PRELIMINARY REPORT**

**File information**

**Agent/Owner:** NEILL, William & SMITH, Theresa (Owners); BROWN, Wallace J. (Agent)  
**Civic Address:** 1026 Twin Sister Lakes Road, Municipality of Marmora and Lake  
**Legal Description:** Part of Lot 29, Concession 3, Parts 1 & 2 on RP 21-R8045 (Marmora)

<b>Severed Lot A (B26/26)</b>	<b>Frontage:</b> 152 m (498.7 ft) ROW 119.0 m (390.4 ft) Twin Sister Lakes Rd	<b>Area:</b> 5.2 ha (12.8 ac)
<b>Severed Lot B (B27/26)</b>	<b>Frontage:</b> 10.0 metres (32.8 feet) ROW 59 m (193.6 ft) Twin Sister Lakes Rd	<b>Area:</b> 2.4 ha (5.9 ac)
<b>Retained Lot</b>	<b>Frontage:</b> 133 m (436.4 ft) Twin Sister Lakes Rd	<b>Area:</b> 2.4 ha (5.9 ac)
<b>Right of Way 1 (B28/26)</b>	<b>Width:</b> 10 m (32.8 ft)	<b>Area:</b> 0.5 ha (1.2 ac)
<b>Official Plan Designation</b>	Rural/Waterfront & Environmental Protection	
<b>Current Zoning</b>	Waterfront Residential (WR) Zone	
<b>Previous Consents</b>	N/A	
<b>Type of Consent(s)</b>	New Lot ( <b>X</b> )	Lot Addition ( ) Other: ( <b>ROW</b> )

The County of Hastings has received the above mentioned application for severance. Further review and site inspection will be undertaken that may result in additional comments and conditions being incorporated into the final recommendation. Should you have any questions or require additional information regarding this preliminary report, please contact me at this office. After a preliminary review we offer the following comments:

**Description of Proposal**

The subject lands are located west of Twin Sister Lakes Road within the Municipality of Marmora and Lake and are generally characterised by forested areas and a large wetland that separates most of the property from Twin Sister Lakes Road. Surrounding lands uses are predominately residential and forestry. The applicants propose to create two new lots that will be access via a new right of way. Severed Lot A (B26/26) will have approximately 119.0 metres (390.4 feet) of frontage on Twin Sister Lakes Road, which will be inaccessible by vehicle, and approximately 152 metres (498.7 feet) of frontage on the proposed right of way. Severed Lot A will have an approximate area of 5.2 hectares (12.8 acres). A right of way on Severed Lot A will be reserved for Severed Lot B. Severed Lot B (B27/26) is proposed to have approximately 59.0 metres (193.6 feet) of frontage on Twin Sister Lakes Road, which will be inaccessible by vehicle, and approximately 10.0 metres (32.8 feet) of frontage on the terminus of the right of way. Severed Lot B will have an approximate area of 2.4 hectares (5.9 acres). The proposed retained lands will have approximately 133 metres (436.4 feet) on Twin Sister Lakes Road and an approximate area of 2.4 hectares (5.9 acres). A right of way (B28/26) to access the severed lots will be created over the retained lands and Severed Lot A will have an approximate width of 10 metres (32.8 feet) and an area of 0.5 hectares (1.2 acres). The retained lands are built out with a dwelling, described as a cottage, whereas the severed lands are vacant.

The retained lands are also subject to a right of way application to benefit an adjacent lot to the north of the property (B29/26).

### Planning Act

The subject application appears to be complete. This application appears to satisfy the requirements of Section 53 of the Planning Act.

### Provincial Planning Statement

The subject lands are located in a Rural Area as defined in Section 8 of the Provincial Planning Statement, 2024 (PPS). Sections 2.5 Rural Areas in Municipalities and 2.6 Rural Lands in Municipalities guide rural development.

On rural lands, locally appropriate development is permitted (Section 2.6.1. c) provided that the development is compatible and can be sustained by rural infrastructure (Section 2.6.2), avoiding the need for unjustified/uneconomical expansion of infrastructure (Section 2.6.3). The creation of two new lots that are maintained by private services may be considered 'locally appropriate'.

### Official Plan

The subject lands are designated **Rural/Waterfront** and **Environmental Protection** in the County of Hastings Official Plan.

This application appears to conform to Section 6.3.1.4 of the Official Plan in terms of the maximum number of severances allowed from an original 1998 land holding.

The application proposes to create a right of way to a newly created lot within the waterfront area, which is supported by 5.4.3.7.b. of the Official Plan. The Municipality should consider requiring development agreement with the property owner to be registered on title outlining that the Municipality will never be responsible for assuming the ROW, the lots may not be accessible to emergency vehicles, and the road will be maintained to municipal standards in accordance with By-law 2009-06 (Section 6.3.6.1 n).

The **Environmental Protection** designation appears to be related to a large wetland at the west of the subject lands and the shoreline of Twin Sister Lakes Road. It appears that there are building envelopes outside the regulatory area of the conservation authority. Crowe Valley Conservation Authority will be circulated for review and comment.

Development within the **Rural/Waterfront** designation must comply with the Minimum Distance Separation I (MDS1) Formulae. As it does not appear that there is a potential livestock facility within 1000 metres of the proposed severed lots, the MDSI calculation is satisfied for this application.

Based on the site plan provided by the applicant, it appears that there may be steep slopes on the subject lands, predominantly near the waterfront area and the wetland. As a condition of severance, it will be recommended that a surveyor's sketch demonstrate a potential building envelope that is at least 30 metres from a steep slope for each of the severed lots, including an area for the septic system.

Based on preliminary review, it appears that the application conforms to the policies of the Official Plan.

### Zoning By-law

The subject lands are zoned the **Waterfront Residential (WR) Zone**. While the proposed retained lands will exceed the minimum standards for frontage and area of their current zone, it is recommended they be rezoned to **Waterfront Residential Exception No. X (WR-X) Zone** to recognise the existing rear yard and side yard setbacks of the existing dwelling as the minimum. The proposed severed lands will be required to be rezoned to the **Limited Service Residential (LSR) Zone**, while they have frontage on a municipally maintained road, the lots will be accessed from a private road. It should be noted that the large wetland is not currently zoned as **Environmental Protection (EP) Zone**, which should be rezoned to reflect this, subject to comments/recommendations from the Crowe Valley Conservation Authority.

**Servicing/Roads/Other**

Official Plan policies require the demonstration of adequate servicing for new lot creation (Section 6.3.6.1 b) ii)). As the severed lots are greater than 5 acres, the typical condition requiring proof of adequate water quality and quantity will not be recommended.

The Municipality is encouraged to consider requiring the applicant to convey lands for the purpose of road widening to the Municipality across the frontage of the proposed severed lands, as necessary.

Should you have any questions or require additional information, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Galloway". The signature is fluid and cursive, with the first name "Emily" written in a larger, more prominent script than the last name "Galloway".

Emily Galloway, RPP, MCIP  
Planner

1

County of Hastings Land Division Committee  
235 Pinnacle Street, PO Bag 4400, Belleville, Ontario K8N 3A9  
Tel: 613.966.6712 Fax: 613.966.7654



### APPLICATION FOR CONSENT

<p>Note to Applicant: All questions must be answered or application may be returned. Application Fee of \$900.00 must accompany fully completed application. It is strongly advised the applicant complete a Pre-Consultation Review with the County of Hastings Planning Department.</p> <p>Have you done so: Y/N <u>yes</u> Date: <u>June 3, 2025</u></p> <p>If yes, were there any Studies required? Y/N <u>no</u> (i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis).</p> <p>Have you attached 2 copies of each to this application? Y/N _____</p>	<p>Office Use:</p> <p>File No. <b>B 26/26</b></p> <p>APR 30 2026</p> <p>Date Submitted: _____</p>
--	---

#### Registered Owner(s)

*Registered Owner(s) – If more than one owner with different contact information please provide further contact information in section 11 on page 6.*

Name: WILLIAM NEILL & THERESA SMITH

Mailing Address: 322 Palmerston Blvd, Toronto, Ontario M6G 2N6

Phone Number: (Home) 647-444-9700 (Business/Cell) \_\_\_\_\_

Email address: wjn373@gmail.com

#### Authorized Agent

If the application will be represented by someone other than the registered owner(s), please specify.

Name: WALLACE J. BROWN

Mailing Address: 11 George Street, W, Havelock Ontario K0L 1Z0

Phone Number: (Home) \_\_\_\_\_ (Business/Cell) 705-778-3381

Email Address: wallace.b@wallacejbrown.ca

*Communication – Please specify where communication (phone, mail and email) should be directed:*

Owner  Authorized Agent

1. Name of person(s), if known, to whom land or interest in land is intended to be transferred, leased or charged:

\_\_\_\_\_

#### 2. Purpose of the Application

- New Lot Creation     Lot Addition     Right-of-Way     Easement
- Lease     Validation Certificate     Other: Specify     Charge/Partial Discharge

3. **Description of Subject Lands** (include any abutting property registered under the same ownership)

Municipality: Marmora & Lake Former Geographic Township: Marmora  
 Municipal Address or Street/Road: 1026 Twin Sisters Lake Road, Marmora, Ontario K0K 2M0  
 Lot: 29 Concession: 3 PIN(s): 40148-0123  
 Registered Plan No.: \_\_\_\_\_ Lot/Block: \_\_\_\_\_  
 Reference Plan No.: 21R8045 Part No.: 1 & 2  
 Total Lot Area: 24.54 acres Total Lot Frontage: \_\_\_\_\_  
 Do you own any adjoining lands? If so, please describe: No  
 Assessment Roll No. 12 41 000 020 09401

4. **Description of Proposal**

a)

	Severed Land	Retained Land	Benefiting Land (if applicable)
Frontage (m)	Road 53.6 <sup>Row</sup> 178 m. water 57.4	<del>450</del> + 133 m Twin Sisters	
Depth (m)	approx. 393.06	390 E	
Area (ac/ha/m <sup>2</sup> )	approx. 21068.01 m	2.4 ha	
Existing Use	vacant land	cottage	
Proposed Use	recreation lot	cottage	
No. of Existing Buildings/Structures	0	1	
No. of Proposed Buildings/Structures	1 cottage	1 cottage	
Dimensions of Existing Buildings/Structures	n/a	20' x 30'	
Dimensions of Proposed Buildings/Structures			

b) Type of Sewage Disposal:

Private/Individual  Public/Municipal  Other: Tile system

c) Type of Water Supply:

Private/Individual  Public/Municipal  Other: well

d) Type of Stormwater Drainage Proposed:

Sewers  Road Side Ditches  Swales  Other: natural flow to water

e) Type of Access Proposed:

Provincial Highway  Municipal Road (Maintained Year Round)  Water  
 Private (Right-of-Way)  Municipal Road (Seasonal)  Other: \_\_\_\_\_

f) If only water access is proposed, on a separate page describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public access.

Schedule Attached  Yes  No

g) If a lot addition, identify the lands to which the parcel will be added.

**5. Land Uses/Features:**

a) Are any of the following uses or features on the subject lands and/or within 500 metres of the subject lands: (Please indicate if it applies with a 'Yes' and an 'N/A' if it does not. Any features indicated with a 'Yes' please identify on your sketch).

	On Subject Lands	Within 500 Metres
An agricultural operation (any livestock facility, occupied or vacant, including manure storage) <i>If yes, please fill in information on page 9 for each operation.</i>	N/A	N/A none
A landfill (active or non-operating)	N/A	"
A sewage treatment plant or waste stabilization pond	N/A	"
A Municipal or Federal Airport (including an aerodrome)	N/A	"
An active mine site or aggregate operation (within 1000 m) (specify mine site or aggregate operations)	N/A	"
A rehabilitated or abandoned mine site or mine hazards	N/A	"
Any industrial use	N/A	"
Provincial Park or Crown Lands	N/A	"
An active or abandoned rail line and/or trail	N/A	"
A natural gas or petroleum pipeline	N/A	"
A floodplain	N/A	"
Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)	NONE	"
Fish habitat	N/A	"
A contaminated site	N/A	"
Utility Corridor, electricity generating station, transformer etc.	N/A	"
A Wellhead Protection Area (WHPA) or Intake Protection Zone (IPZ)	N/A	"

b) Is the property located within 1 km (0.6 miles) of a First Nation Reserve?

Yes  No

c) Is there a Provincially Significant Wetland (Class 1, 2 or 3) on or within 120m of the subject lands?

Yes  No

d) Do the subject lands contain any known cultural heritage, archaeological resources and/or areas of archaeological potential?

Yes  No  Unknown

e) If Yes to 5 d) does the application propose to develop lands within the subject lands that contain known cultural heritage, archaeological resources and/or areas of archaeological potential?

Yes  No  Unknown

If Yes to 5 d) and/or 5 e) please contact the Ministry of Citizenship and Culture to determine the need for any additional information or reports.

**6. Former Land Use on the Subject Lands and Adjacent Lands**

- a) Has there been an Industrial or Commercial Use or an Orchard on the subject lands or adjacent lands?  
 Yes     No     Unknown
- b) If yes, please provide details.  
Use: \_\_\_\_\_
- c) Has the grading of the subject lands been changed by adding/removing earth or other material(s)?  
 Yes     No     Unknown
- d) Has a gas station been located on the subject lands or adjacent lands at any time?  
 Yes     No     Unknown
- e) Has there been petroleum or other fuel stored on the subject lands or adjacent lands?  
 Yes     No     Unknown
- f) Is there any reason to believe the subject lands may have been contaminated by former uses on the site or adjacent lands?  
 Yes     No     Unknown
- g) If yes to any of 6 a) to f) has an Environmental Site Assessment (ESA) been conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been filed?  
 Yes     No     Unknown

**7. Previous Planning Applications**

- a) Have the subject lands ever been the subject of an application for approval of a Minister's Zoning Order, Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Site Plan Control, Consent, Minor Variance or any other application/approval under the Planning Act?  
 Yes     No     Unknown
- b) If yes to question 7 a) and known, provide the application file number, the status and decision made on this application: \_\_\_\_\_
- c) Is this a resubmission of an application previously made under the Planning Act?  
 Yes     No

If yes to 7 c) above, what was the previously approved Land Division File Number? B\_\_\_\_\_

**8. Land Use Classification**

- a) Existing Official Plan designation of the subject lands: Rural / Waterfront *map*
- b) Existing zoning category of the subject lands: Waterfront Residential

**9. Current Applications**

- Is the owner or agent applying for additional consents on the subject lands concurrently with this application?  
 Yes     No
- a) If yes, and known, specify File Number: \_\_\_\_\_
  - b) Are the subject lands currently the subject of an application or an Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Site Plan Control or Minor Variance (including applications before the Ontario Land Tribunal)?  
 Yes     No     Unknown

c) If yes, and known, please specify the File No: \_\_\_\_\_

d) Is the application consistent with the Provincial Policy Statement?  
 Yes     No     Unknown

How is the application consistent with the Provincial Policy Statement?

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e) Is this application consistent with the County of Hastings' Official Plan?  
 Yes     No     Unknown

f) Are the subject lands subject to any easements and/or rights-of-way or restrictive covenants?  
 Yes     No     Unknown

g) If yes to f) and known, specify the description of the easements/right-of-way or restrictive covenants and its effect on a separate schedule. (A copy of the registered document may be included).

Schedule Attached     Yes     No

h) Have you pre-consulted with the County of Hastings Planning Department, Local Municipality or any other Agency (i.e. Conservation Authority, Provincial Ministries)?  
 Yes     No

i) If yes, please specify the agencies that you have pre-consulted with and provide a copy of any comments received:

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**10. Other Information/Planning Rationale**

Please provide other background information or planning justification that you think may be useful to the Planning Department (or to any agency) when reviewing and making a decision on the application \_\_\_\_\_

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**11. Additional Owners and Contact Information (if applicable)**

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**12. Benefiting Land Owners and Contact Information (if applicable)  
(Benefiting Owners must review and sign Page 10)**

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**13. Background for Validation Certificate Requests**

- a. If the application is regarding a Validation Certificate request, when did the contravention of Section 50 of the Planning Act, or a predecessor thereof occur?

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- b. Please describe the nature of the contravention (attach a schedule, if required). Please attach copies of all pertinent title documents.

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**14. Date of purchase of subject land:**

August 14, 1998

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**15. Sketch/Site Plan**

A sketch, drawn to scale, showing the boundaries and dimensions of the subject land, the designation of adjacent properties, roads, lands etc., and the location and description of all existing buildings and structures located on the property along with setbacks to the property boundaries, is required. All copies of the sketch or survey must be coloured – red for severed lots, green for retained, yellow for easements or rights-of-ways, and orange for benefiting lot (when it is a consent for a lot addition).

Sketch Enclosed

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

\*\* When applying for a lot addition, a completed 'Acknowledgement of Application' (page 10) by the owner(s) of the benefiting property is required to be submitted with the application.

To be completed by **all** registered owner(s).

I/We WILLIAM NEILL & THERESA SMITH, the registered owners of the property described as PT LT 29 CON 3, BEING PTS 1 & 2 PL 21R8045, MARMORA & LAKE

**Collection, Use and Disclosure of Information**

- a) acknowledge that personal information collected on this form is collected pursuant to the Planning Act, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the County of Hastings, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the County of Hastings in support of this application ("Supporting Documentation") and provided to the County by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the County, including copying, posting on the County's website, advertising in a newspaper, routine distribution to members of Council, and in staff reports, or releasing to a third party upon third party request;
- d) grant the County permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

**Authority to Enter Land and Photograph**

- e) grant the County of Hastings and/or the local municipality and/or their agents permission to attend, photograph and conduct inspections of the lands subject to this application as part of the County's review and processing of this application;

**Appointment of Authorized of Agent**

- f) appoint and authorize WALLACE J. BROWN (please print name of Agent), to act as my/our agent with regard to this Application for Consent to the County of Hastings, including but not limited to receiving all correspondence, attending any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 28 day of April, 2025/6

[Signature]  
Witness

[Signature]  
Signature of registered Owner or Signing Officer  
\* I have the authority to bind the Corporation

[Signature]  
Witness

[Signature]  
Signature of registered Owner or Signing Officer  
\* I have the authority to bind the Corporation

# Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official.  
(i.e. Clerk of the Municipality, Lawyer etc.)

I/We WALLACE J. BROWN of the City/Town of CAMPBELLFORD in the County/Region/Municipality of NORTHUMBERLAND solemnly declare that all of the statements contained in this application are true, and I make this solemn declaration as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the

TOWN of CAMPBELLFORD

In the COUNTY OF NORTHUMBERLAND

this 9 day of June, 20

Janet MacKenzie  
Commissioner of Oaths  
(Affix Commissioner Stamp below)

WJB

Owner(s) or Agent or Signing Officer

\* I have the authority to bind the Corporation

Owner(s) or Agent or Signing Officer

\* I have the authority to bind the Corporation

Janet Louise MacKenzie, a Commissioner, etc.,  
Province of Ontario, for Wallace J. Brown,  
Barrister and Solicitor.  
Expires November 14, 2027.

\* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

**Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.**

**Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Hastings may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Hastings, please contact the Clerk, County of Hastings, 235 Pinnacle Street, Belleville, Ontario K8N 3A9.**

**MDS I DATA COLLECTION FORM**

(Complete if there is an existing livestock facility that is vacant or occupied within 1000m)

**Farm Contact Information**

Owner's Name: \_\_\_\_\_ *N/A* \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Owner's Telephone: \_\_\_\_\_

**General Information**

Size of Barn: \_\_\_\_\_

Distance from livestock facility to new lot line and/or building envelope: \_\_\_\_\_

Distance from manure storage to the new lot line and/or building envelope: \_\_\_\_\_

**Livestock Information:**

Type of Livestock	Maximum Housing Capacity	Manure System (check box that applies)			
		Covered Tank	Open Liquid Tank	Earthen Manure Storage	Other ** (see below)
<b>DAIRY</b> <input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers					
<b>BEEF</b> <input type="checkbox"/> Cows (Barn confinement) <input type="checkbox"/> Cows (Barn with yard) <input type="checkbox"/> Feeders (Barn confinement) <input type="checkbox"/> Feeders (Barn with yard)					
<b>SWINE</b> <input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs					
<b>POULTRY</b> <input type="checkbox"/> Chicken Broiler/Roaster <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (>10kg) <input type="checkbox"/> Meat Turkeys (5-10kg) <input type="checkbox"/> Meat Turkeys (< 5 kg) <input type="checkbox"/> Turkeys Breeder Layers					
<b>SHEEP</b> <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder lambs					
<b>GOATS</b> <input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats					
<b>HORSES</b>					
<b>OTHER (Specify)</b>					

Describe type of manure storage: \_\_\_\_\_

**ACKNOWLEDGEMENT OF APPLICATION**

\*\*Benefiting property owner(s) to complete for a consent application creating a lot addition.

I/We WILLIAM NEILL & THERESA SMITH, the registered owners of the benefiting property described as PT LT 29 CON 3 BEING PARTS 1 & 2 PL 21R-8045; MARMORA & LAKE

**Purpose and Effect of the Application**

- a) acknowledge that this application for a lot addition accurately reflects the proposed parcel of land to be added to the benefiting land described above;

**Collection, Use and Disclosure of Information**

- b) acknowledge that personal information collected on this form is collected pursuant to the Planning Act, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- c) acknowledge that it is the practice of the County of Hastings, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the County of Hastings in support of this application ("Supporting Documentation") and provided to the County by me, my agents, my consultants and my solicitors;
- d) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the County, including copying, posting on the County's website, advertising in a newspaper, routine distribution to members of Council, and in staff reports, or releasing to a third party upon third party request;
- e) grant the County permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

**Authority to Enter Land and Photograph**

- f) grant the County of Hastings and/or the local municipality and/or their agents permission to attend, photograph and conduct inspections of the lands subject to this application as part of the County's review and processing of this application;

Dated this 28 day of April, 2025<sup>6</sup>

NSM  
Witness

[Signature]  
Signature of registered Owner or Signing Officer  
\* have the authority to bind the Corporation

NSM  
Witness

[Signature]  
Signature of registered Owner or Signing Officer  
\* I have the authority to bind the Corporation

\* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

**NOTES**

PROPERTY BOUNDARIES HAVE BEEN COMPILED FROM PLANS 21R-8045, AND 21R-28374.  
 LOCATION OF BUILDINGS, FEATURES & RELATED TIES ARE DERIVED FROM SOUTH CENTRAL ONTARIO ORTHOPHOTOGRAPHY PROJECT (SCOOP), 2023 AERIAL IMAGERY PROVIDED BY THE ONTARIO MINISTRY OF NATURAL RESOURCES.  
 CONTOUR ELEVATIONS ARE CGVD28 AND DERIVED FROM ELEVATION DATA PROVIDED BY THE ONTARIO MINISTRY OF NATURAL RESOURCES VIA THE BELLEVILLE 2022 LIDAR DATASET.  
 CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENSE - ONTARIO.

**LEGEND**

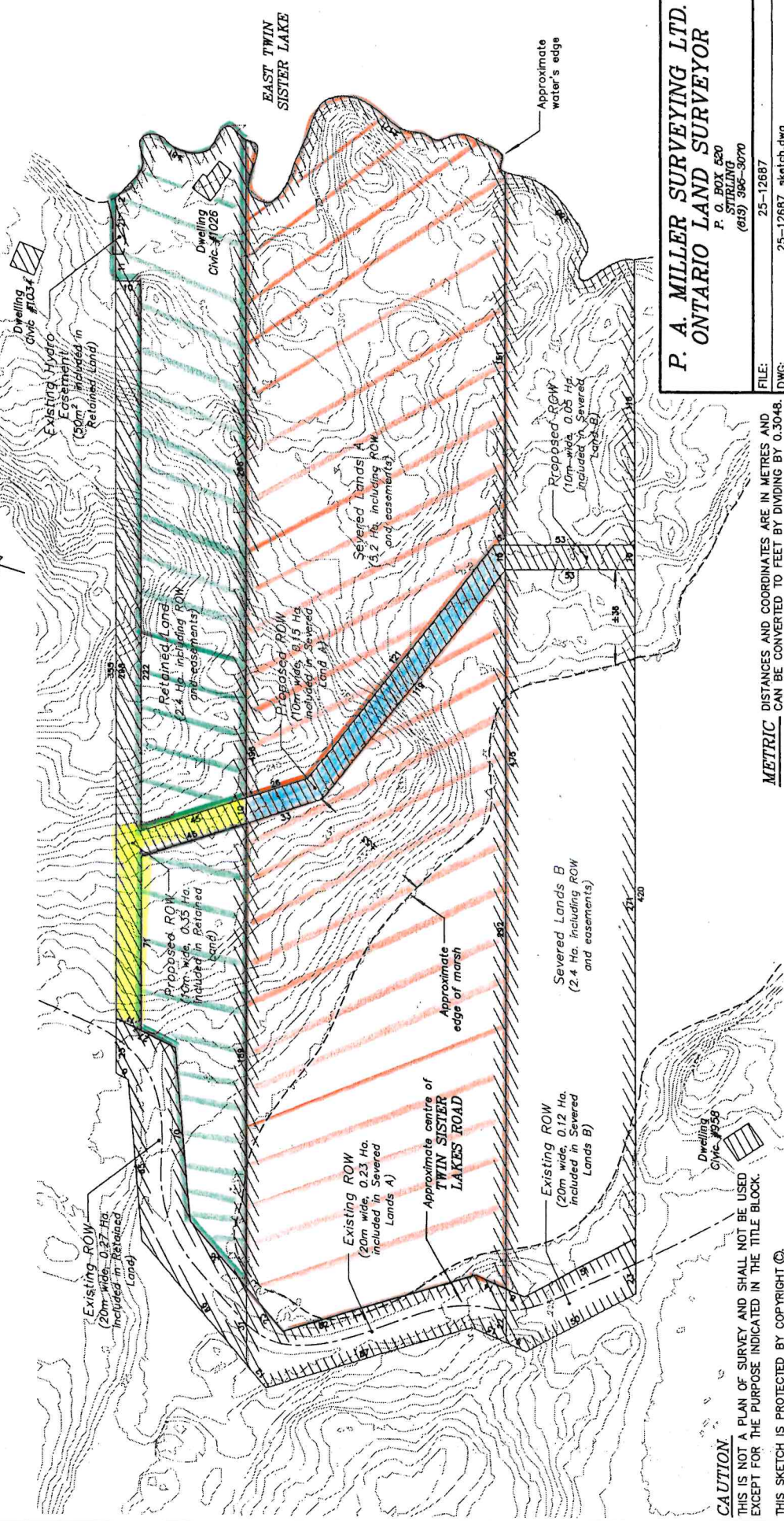
- SYMBOL** : DENOTES
- RETAINED LAND
  - SEVERED LAND
  - PROPOSED RIGHT OF WAY
  - EXISTING EASEMENT/RIGHT OF WAY
  - 1m CONTOUR



SCALE 1 : 1500



SKETCH FOR CONSENT APPLICATIONS  
 1026 TWIN SISTER LAKE ROAD  
**MUNICIPALITY OF MARMORA AND LAKE**  
 COUNTY OF HASTINGS  
**DRAFT**  
 2026-03-18



**P. A. MILLER SURVEYING LTD.**  
 ONTARIO LAND SURVEYOR  
 P. O. BOX 520  
 STURLING  
 (416) 395-3070  
 FILE: 25-12687  
 DWG: 25-12687\_sketch.dwg

**METRIC** DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**CAUTION**  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.  
 THIS SKETCH IS PROTECTED BY COPYRIGHT ©

# 2

County of Hastings Land Division Committee  
235 Pinnacle Street, PO Bag 4400, Belleville, Ontario K8N 3A9  
Tel: 613.966.6712 Fax: 613.966.7654



### APPLICATION FOR CONSENT

<p>Note to Applicant: All questions must be answered or application may be returned. Application Fee of \$900.00 must accompany fully completed application. It is strongly advised the applicant complete a Pre-Consultation Review with the County of Hastings Planning Department.</p> <p>Have you done so: Y/N <u>yes</u> Date: <u>June 3, 2025</u></p> <p>If yes, were there any Studies required? Y/N <u>no</u> (i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis).</p> <p>Have you attached 2 copies of each to this application? Y/N</p>	<p>Office Use:</p> <p>File No. <b>B 27/26</b></p> <p>Date Submitted: <u>APR 30 2026</u></p>
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#### Registered Owner(s)

Registered Owner(s) – If more than one owner with different contact information please provide further contact information in section 11 on page 6.

Name: WILLIAM NEILL & THERESA SMITH

Mailing Address: 322 Palmerston Blvd, Toronto, Ontario M6G 2N6

Phone Number: (Home) 647-444-9700 (Business/Cell) \_\_\_\_\_

Email address: wjn373@gmail.com

#### Authorized Agent

If the application will be represented by someone other than the registered owner(s), please specify.

Name: WALLACE J. BROWN

Mailing Address: 11 George Street, W, Havelock Ontario K0L 1Z0

Phone Number: (Home) \_\_\_\_\_ (Business/Cell) 705-778-3381

Email Address: wallace.b@wallacejbrown.ca

Communication – Please specify where communication (phone, mail and email) should be directed:

Owner  Authorized Agent

1. Name of person(s), if known, to whom land or interest in land is intended to be transferred, leased or charged:

#### 2. Purpose of the Application

- New Lot Creation     Lot Addition     Right-of-Way     Easement
- Lease     Validation Certificate     Other: Specify     Charge/Partial Discharge

Together with a right-of-way over the severed parcel 1 and over retained lot leading to Twin Sister's Lake Road.

3. **Description of Subject Lands** (include any abutting property registered under the same ownership)

Municipality: Marmora & Lake Former Geographic Township: Marmora  
 Municipal Address or Street/Road: 1026 Twin Sisters Lake Road, Marmora, Ontario K0K 2M0  
 Lot: 29 Concession: 3 PIN(s): 40148-0123  
 Registered Plan No.: \_\_\_\_\_ Lot/Block: \_\_\_\_\_  
 Reference Plan No.: 21R8045 Part No.: 1 & 2  
 Total Lot Area: 24.54 acres Total Lot Frontage: \_\_\_\_\_  
 Do you own any adjoining lands? If so, please describe: No  
 Assessment Roll No. 12 41 000 020 09401

4. **Description of Proposal**

a)

	Severed Land	Retained Land	Benefiting Land (if applicable)
Frontage (m)	Road 57.2 water 62.2	133 meters - <i>Row 53 m. Twin Sisters Road</i>	
Depth (m)	approx. 393.06	393.06	
Area (ac/ha/m <sup>2</sup> )	approx. 22483.03 m	2.4 hec.	
Existing Use	vacant land	cottage	
Proposed Use	recreation lot	cottage	
No. of Existing Buildings/Structures	0	1	
No. of Proposed Buildings/Structures	1 cottage	1 cottage	
Dimensions of Existing Buildings/Structures	n/a	28' x 30' feet	
Dimensions of Proposed Buildings/Structures			

b) Type of Sewage Disposal:

Private/Individual  Public/Municipal  Other: Tile system

c) Type of Water Supply:

Private/Individual  Public/Municipal  Other: well

d) Type of Stormwater Drainage Proposed:

Sewers  Road Side Ditches  Swales  Other: natural flow to water

e) Type of Access Proposed:

Provincial Highway  Municipal Road (Maintained Year Round)  Water  
 Private (Right-of-Way)  Municipal Road (Seasonal)  Other: \_\_\_\_\_

f) If only water access is proposed, on a separate page describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public access.

Schedule Attached  Yes  No

g) If a lot addition, identify the lands to which the parcel will be added.

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a) Are any of the following uses or features on the subject lands and/or within 500 metres of the subject lands: (Please indicate if it applies with a 'Yes' and an 'N/A' if it does not. Any features indicated with a 'Yes' please identify on your sketch).

	On Subject Lands	Within 500 Metres
An agricultural operation (any livestock facility, occupied or vacant, including manure storage) <i>If yes, please fill in information on page 9 for each operation.</i>	N/A	None
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A sewage treatment plant or waste stabilization pond	N/A	''
A Municipal or Federal Airport (including an aerodrome)	N/A	''
An active mine site or aggregate operation (within 1000 m) (specify mine site or aggregate operations)	N/A	''
A rehabilitated or abandoned mine site or mine hazards	N/A	''
Any industrial use	N/A	''
Provincial Park or Crown Lands	N/A	''
An active or abandoned rail line and/or trail	N/A	''
A natural gas or petroleum pipeline	N/A	''
A floodplain	N/A	''
Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)	NONE	''
Fish habitat	N/A	''
A contaminated site	N/A	''
Utility Corridor, electricity generating station, transformer etc.	N/A	''
A Wellhead Protection Area (WHPA) or Intake Protection Zone (IPZ)	N/A	''

b) Is the property located within 1 km (0.6 miles) of a First Nation Reserve?

Yes  No

c) Is there a Provincially Significant Wetland (Class 1, 2 or 3) on or within 120m of the subject lands?

Yes  No

d) Do the subject lands contain any known cultural heritage, archaeological resources and/or areas of archaeological potential?

Yes  No  Unknown

e) If Yes to 5 d) does the application propose to develop lands within the subject lands that contain known cultural heritage, archaeological resources and/or areas of archaeological potential?

Yes  No  Unknown

If Yes to 5 d) and/or 5 e) please contact the Ministry of Citizenship and Culture to determine the need for any additional information or reports.

**6. Former Land Use on the Subject Lands and Adjacent Lands**

- a) Has there been an Industrial or Commercial Use or an Orchard on the subject lands or adjacent lands?  
 Yes  No  Unknown
- b) If yes, please provide details.  
Use: \_\_\_\_\_
- c) Has the grading of the subject lands been changed by adding/removing earth or other material(s)?  
 Yes  No  Unknown
- d) Has a gas station been located on the subject lands or adjacent lands at any time?  
 Yes  No  Unknown
- e) Has there been petroleum or other fuel stored on the subject lands or adjacent lands?  
 Yes  No  Unknown
- f) Is there any reason to believe the subject lands may have been contaminated by former uses on the site or adjacent lands?  
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**7. Previous Planning Applications**

- a) Have the subject lands ever been the subject of an application for approval of a Minister's Zoning Order, Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Site Plan Control, Consent, Minor Variance or any other application/approval under the Planning Act?  
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- c) Is this a resubmission of an application previously made under the Planning Act?  
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If yes to 7 c) above, what was the previously approved Land Division File Number? B\_\_\_\_\_

**8. Land Use Classification**

- a) Existing Official Plan designation of the subject lands: Rural/Waterfront WCS
- b) Existing zoning category of the subject lands: Waterfront Residential

**9. Current Applications**

- Is the owner or agent applying for additional consents on the subject lands concurrently with this application?  
 Yes  No
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- b) Are the subject lands currently the subject of an application or an Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Site Plan Control or Minor Variance (including applications before the Ontario Land Tribunal)?  
 Yes  No  Unknown

c) If yes, and known, please specify the File No: \_\_\_\_\_

d) Is the application consistent with the Provincial Policy Statement?  
 Yes     No     Unknown

How is the application consistent with the Provincial Policy Statement?

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e) Is this application consistent with the County of Hastings' Official Plan?  
 Yes     No     Unknown

f) Are the subject lands subject to any easements and/or rights-of-way or restrictive covenants?  
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g) If yes to f) and known, specify the description of the easements/right-of-way or restrictive covenants and its effect on a separate schedule. (A copy of the registered document may be included).

Schedule Attached     Yes     No

h) Have you pre-consulted with the County of Hastings Planning Department, Local Municipality or any other Agency (i.e. Conservation Authority, Provincial Ministries)?  
 Yes     No

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**10. Other Information/Planning Rationale**

Please provide other background information or planning justification that you think may be useful to the Planning Department (or to any agency) when reviewing and making a decision on the application \_\_\_\_\_

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**11. Additional Owners and Contact Information (if applicable)**

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(Benefiting Owners must review and sign Page 10)**

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**13. Background for Validation Certificate Requests**

- a. If the application is regarding a Validation Certificate request, when did the contravention of Section 50 of the Planning Act, or a predecessor thereof occur?

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- b. Please describe the nature of the contravention (attach a schedule, if required). Please attach copies of all pertinent title documents.

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**14. Date of purchase of subject land:**

August 14, 1998

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**15. Sketch/Site Plan**

A sketch, drawn to scale, showing the boundaries and dimensions of the subject land, the designation of adjacent properties, roads, lands etc., and the location and description of all existing buildings and structures located on the property along with setbacks to the property boundaries, is required. All copies of the sketch or survey must be coloured – red for severed lots, green for retained, yellow for easements or rights-of-ways, and orange for benefiting lot (when it is a consent for a lot addition).

Sketch Enclosed

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To be completed by **all** registered owner(s).

I/We WILLIAM NEILL & THERESA SMITH, the registered owners of the property described as  
PT LT 29 CON 3, BEING PTS 1 & 2 PL 21R8045, MARMORA & LAKE

**Collection, Use and Disclosure of Information**

- a) acknowledge that personal information collected on this form is collected pursuant to the Planning Act, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
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**Authority to Enter Land and Photograph**

- e) grant the County of Hastings and/or the local municipality and/or their agents permission to attend, photograph and conduct inspections of the lands subject to this application as part of the County's review and processing of this application;

**Appointment of Authorized of Agent**

- f) appoint and authorize WALLACE J. BROWN (please print name of Agent), to act as my/our agent with regard to this Application for Consent to the County of Hastings, including but not limited to receiving all correspondence, attending any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 28 day of April, 2025.

[Signature]  
Witness

[Signature]  
Witness

[Signature]

Signature of registered Owner or Signing Officer  
\* I have the authority to bind the Corporation

[Signature]

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# Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official.  
(i.e. Clerk of the Municipality, Lawyer etc.)

I/We WALLACE J. BROWN of the City/Town of CAMPBELLFORD in the County/Region/Municipality of NORTHUMBERLAND solemnly declare that all of the statements contained in this application are true, and I make this solemn declaration as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the

TOWN of CAMPBELLFORD

In the COUNTY OF NORTHUMBERLAND

this 9 day of June, 20

Janet MacKenzie  
Commissioner of Oaths  
(Affix Commissioner Stamp below)

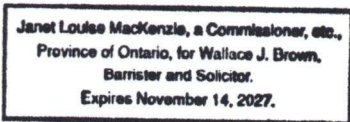
WJB

Owner(s) or Agent or Signing Officer

\* I have the authority to bind the Corporation

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**MDS I DATA COLLECTION FORM**

(Complete if there is an existing livestock facility that is vacant or occupied within 1000m)

**Farm Contact Information**

Owner's Name: \_\_\_\_\_  
 Owner's Address: N/A \_\_\_\_\_  
 Owner's Telephone: \_\_\_\_\_

**General Information**

Size of Barn: \_\_\_\_\_  
 Distance from livestock facility to new lot line and/or building envelope: \_\_\_\_\_  
 Distance from manure storage to the new lot line and/or building envelope: \_\_\_\_\_

**Livestock Information:**

Type of Livestock	Maximum Housing Capacity	Manure System (check box that applies)			
		Covered Tank	Open Liquid Tank	Earthen Manure Storage	Other ** (see below)
<b>DAIRY</b> <input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers					
<b>BEEF</b> <input type="checkbox"/> Cows (Barn confinement) <input type="checkbox"/> Cows (Barn with yard) <input type="checkbox"/> Feeders (Barn confinement) <input type="checkbox"/> Feeders (Barn with yard)					
<b>SWINE</b> <input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs					
<b>POULTRY</b> <input type="checkbox"/> Chicken Broiler/Roaster <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (>10kg) <input type="checkbox"/> Meat Turkeys (5-10kg) <input type="checkbox"/> Meat Turkeys (< 5 kg) <input type="checkbox"/> Turkeys Breeder Layers					
<b>SHEEP</b> <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder lambs					
<b>GOATS</b> <input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats					
<b>HORSES</b>					
<b>OTHER (Specify)</b>					

Describe type of manure storage: \_\_\_\_\_

**ACKNOWLEDGEMENT OF APPLICATION**

\*\*Benefiting property owner(s) to complete for a consent application creating a lot addition.

I/We WILLIAM NEILL & THERESA SMITH, the registered owners of the benefiting property described as PT LT 29 CON 3 BEING PARTS 1 & 2 PL 21R-8045; MARMORA & LAKE

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Dated this 28 day of April, 2020

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**NOTES**

PROPERTY BOUNDARIES HAVE BEEN COMPILED FROM PLANS 21R-8045, AND 21R-28374.  
 LOCATION OF BUILDINGS, FEATURES & RELATED TIES ARE DERIVED FROM SOUTH CENTRAL ONTARIO ORTHOPHOTOGRAPHY PROJECT (SCOOPY) 2023 AERIAL IMAGERY PROVIDED BY THE ONTARIO MINISTRY OF NATURAL RESOURCES.  
 CONTOUR ELEVATIONS ARE COVD2B AND DERIVED FROM ELEVATION DATA PROVIDED BY THE ONTARIO MINISTRY OF NATURAL RESOURCES VIA THE BELLEVILLE 2022 LIDAR DATASET.  
 CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENSE - ONTARIO.

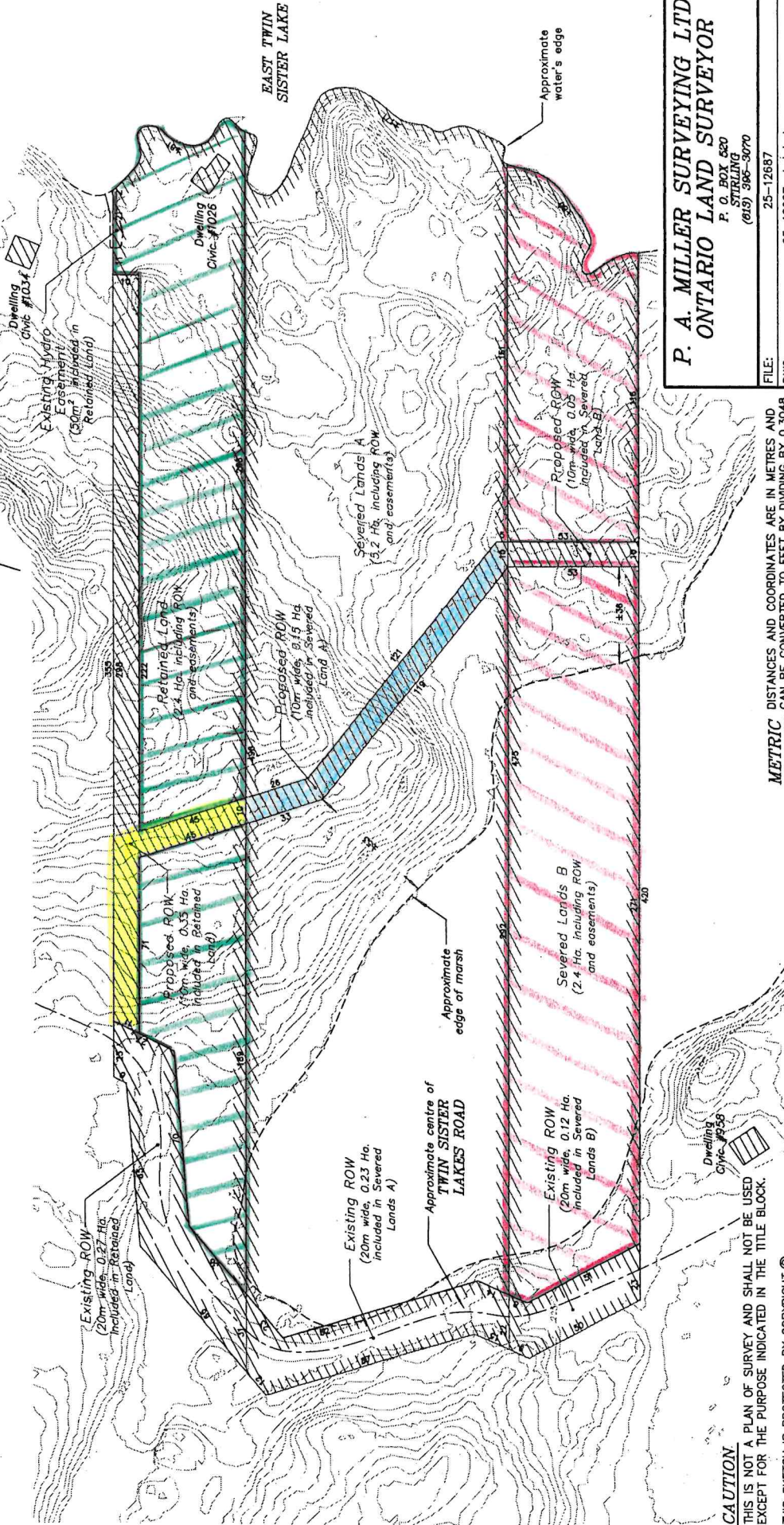
**LEGEND**

SYMBOL : DENOTES  
 --- RETAINED LAND  
 --- SEVERED LAND  
 --- PROPOSED RIGHT OF WAY  
 --- EXISTING EASEMENT/RIGHT OF WAY  
 --- 1m CONTOUR

SKETCH FOR CONSENT APPLICATIONS  
 1026 TWIN SISTER LAKE ROAD  
 MUNICIPALITY OF MARMORA AND LAKE  
 COUNTY OF HASTINGS

**DRAFT**  
 2026-03-18

SCALE 1 : 1500



**P. A. MILLER SURVEYING LTD.**  
 ONTARIO LAND SURVEYOR

P. O. BOX 520  
 STIRLING  
 (416) 985-3070

FILE: 25-12687  
 DWG: 25-12687\_sketch.dwg

**METRIC** DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**CAUTION**  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.  
 THIS SKETCH IS PROTECTED BY COPYRIGHT ©

3 Row



### APPLICATION FOR CONSENT

<p>Note to Applicant: All questions must be answered or application may be returned. Application Fee of \$900.00 must accompany fully completed application. It is strongly advised the applicant complete a Pre-Consultation Review with the County of Hastings Planning Department.</p> <p>Have you done so: Y/N <u>yes</u> Date: <u>June 3, 2025</u></p> <p>If yes, were there any Studies required? Y/N <u>no</u> (i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis).</p> <p>Have you attached 2 copies of each to this application? Y/N _____</p>	<p>Office Use:</p> <p>File No. <b>B 28/26</b></p> <p>APR 30 2026</p> <p>Date Submitted: _____</p>
--	---

#### Registered Owner(s)

Registered Owner(s) – If more than one owner with different contact information please provide further contact information in section 11 on page 6.

Name: WILLIAM NEILL & THERESA SMITH

Mailing Address: 322 Palmerston Blvd, Toronto, Ontario M6G 2N6

Phone Number: (Home) 647-444-9700 (Business/Cell) \_\_\_\_\_

Email address: wjn373@gmail.com

#### Authorized Agent

If the application will be represented by someone other than the registered owner(s), please specify.

Name: WALLACE J. BROWN

Mailing Address: 11 George Street, W, Havelock Ontario K0L 1Z0

Phone Number: (Home) \_\_\_\_\_ (Business/Cell) 705-778-3381

Email Address: wallace.b@wallacejbrown.ca

Communication – Please specify where communication (phone, mail and email) should be directed:

Owner  Authorized Agent

1. Name of person(s), if known, to whom land or interest in land is intended to be transferred, leased or charged:

2. Purpose of the Application

"subject to only"

- New Lot Creation  Lot Addition  Right-of-Way  Easement
- Lease  Validation Certificate  Other: Specify  Charge/Partial Discharge

Right-of way in favor of the 2 proposed severed parcels to the south.

3. Description of Subject Lands (include any abutting property registered under the same ownership)

Municipality: Marmora & Lake Former Geographic Township: Marmora  
 Municipal Address or Street/Road: 1026 Twin Sisters Lake Road, Marmora, Ontario K0K 2M0  
 Lot: 29 Concession: 3 PIN(s): 40148-0123  
 Registered Plan No.: \_\_\_\_\_ Lot/Block: \_\_\_\_\_  
 Reference Plan No.: 21R8045 Part No.: 1 & 2  
 Total Lot Area: 11.44 acres Total Lot Frontage: \_\_\_\_\_  
 Do you own any adjoining lands? If so, please describe: No  
 Assessment Roll No. 12 41 000 020 09401

4. Description of Proposal

a)

	Severed Land <i>ROW</i>	Retained Land	Benefiting Land (if applicable)
Frontage (m)	<i>11 m.</i>		
Depth (m)			
Area (ac/ha/m <sup>2</sup> )	<i>0.5 hec.</i>		
Existing Use			
Proposed Use	<i>ROW</i>		
No. of Existing Buildings/Structures			
No. of Proposed Buildings/Structures			
Dimensions of Existing Buildings/Structures			
Dimensions of Proposed Buildings/Structures			

b) Type of Sewage Disposal:

Private/Individual       Public/Municipal       Other: n/a

c) Type of Water Supply:

Private/Individual       Public/Municipal       Other: n/a

d) Type of Stormwater Drainage Proposed:

Sewers       Road Side Ditches       Swales       Other natural flow to water

e) Type of Access Proposed:

Provincial Highway       Municipal Road (Maintained Year Round)       Water  
 Private (Right-of-Way)       Municipal Road (Seasonal)       Other: \_\_\_\_\_

f) If only water access is proposed, on a separate page describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public access.

Schedule Attached       Yes       No

g) If a lot addition, identify the lands to which the parcel will be added.

**5. Land Uses/Features:**

a) Are any of the following uses or features on the subject lands and/or within 500 metres of the subject lands: (Please indicate if it applies with a 'Yes' and an 'N/A' if it does not. Any features indicated with a 'Yes' please identify on your sketch).

	On Subject Lands	Within 500 Metres
An agricultural operation (any livestock facility, occupied or vacant, including manure storage) <i>If yes, please fill in information on page 9 for each operation.</i>	N/A	None
A landfill (active or non-operating)	N/A	"
A sewage treatment plant or waste stabilization pond	N/A	"
A Municipal or Federal Airport (including an aerodrome)	N/A	"
An active mine site or aggregate operation (within 1000 m) (specify mine site or aggregate operations)	N/A	"
A rehabilitated or abandoned mine site or mine hazards	N/A	"
Any industrial use	N/A	"
Provincial Park or Crown Lands	N/A	"
An active or abandoned rail line and/or trail	N/A	"
A natural gas or petroleum pipeline	N/A	"
A floodplain	N/A	"
Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)	NONE	"
Fish habitat	N/A	"
A contaminated site	N/A	"
Utility Corridor, electricity generating station, transformer etc.	N/A	"
A Wellhead Protection Area (WHPA) or Intake Protection Zone (IPZ)	N/A	"

b) Is the property located within 1 km (0.6 miles) of a First Nation Reserve?

Yes  No

c) Is there a Provincially Significant Wetland (Class 1, 2 or 3) on or within 120m of the subject lands?

Yes  No

d) Do the subject lands contain any known cultural heritage, archaeological resources and/or areas of archaeological potential?

Yes  No  Unknown

e) If Yes to 5 d) does the application propose to develop lands within the subject lands that contain known cultural heritage, archaeological resources and/or areas of archaeological potential?

Yes  No  Unknown

If Yes to 5 d) and/or 5 e) please contact the Ministry of Citizenship and Culture to determine the need for any additional information or reports.

**6. Former Land Use on the Subject Lands and Adjacent Lands**

a) Has there been an Industrial or Commercial Use or an Orchard on the subject lands or adjacent lands?

Yes  No  Unknown

b) If yes, please provide details.

Use: \_\_\_\_\_

c) Has the grading of the subject lands been changed by adding/removing earth or other material(s)?

Yes  No  Unknown

d) Has a gas station been located on the subject lands or adjacent lands at any time?

Yes  No  Unknown

e) Has there been petroleum or other fuel stored on the subject lands or adjacent lands?

Yes  No  Unknown

f) Is there any reason to believe the subject lands may have been contaminated by former uses on the site or adjacent lands?

Yes  No  Unknown

g) If yes to any of 6 a) to f) has an Environmental Site Assessment (ESA) been conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been filed?

Yes  No  Unknown

**7. Previous Planning Applications**

a) Have the subject lands ever been the subject of an application for approval of a Minister's Zoning Order, Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Site Plan Control, Consent, Minor Variance or any other application/approval under the Planning Act?

Yes  No  Unknown

b) If yes to question 7 a) and known, provide the application file number, the status and decision made on this application: \_\_\_\_\_

c) Is this a resubmission of an application previously made under the Planning Act?

Yes  No

If yes to 7 c) above, what was the previously approved Land Division File Number? B \_\_\_\_\_

**8. Land Use Classification**

a) Existing Official Plan designation of the subject lands: Rural/Waterfront MB

b) Existing zoning category of the subject lands: Waterfront Residential

**9. Current Applications**

Is the owner or agent applying for additional consents on the subject lands concurrently with this application?

Yes  No

a) If yes, and known, specify File Number: \_\_\_\_\_

b) Are the subject lands currently the subject of an application or an Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Site Plan Control or Minor Variance (including applications before the Ontario Land Tribunal)?

Yes  No  Unknown

c) If yes, and known, please specify the File No: \_\_\_\_\_

d) Is the application consistent with the Provincial Policy Statement?  
 Yes     No     Unknown

How is the application consistent with the Provincial Policy Statement?

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e) Is this application consistent with the County of Hastings' Official Plan?  
 Yes     No     Unknown

f) Are the subject lands subject to any easements and/or rights-of-way or restrictive covenants?  
 Yes     No     Unknown

g) If yes to f) and known, specify the description of the easements/right-of-way or restrictive covenants and its effect on a separate schedule. (A copy of the registered document may be included).

Schedule Attached     Yes     No

h) Have you pre-consulted with the County of Hastings Planning Department, Local Municipality or any other Agency (i.e. Conservation Authority, Provincial Ministries)?  
 Yes     No

i) If yes, please specify the agencies that you have pre-consulted with and provide a copy of any comments received:

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**10. Other Information/Planning Rationale**

Please provide other background information or planning justification that you think may be useful to the Planning Department (or to any agency) when reviewing and making a decision on the application \_\_\_\_\_

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**11. Additional Owners and Contact Information (if applicable)**

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**12. Benefiting Land Owners and Contact Information (if applicable)  
(Benefiting Owners must review and sign Page 10)**

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**13. Background for Validation Certificate Requests**

- a. If the application is regarding a Validation Certificate request, when did the contravention of Section 50 of the Planning Act, or a predecessor thereof occur?

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- b. Please describe the nature of the contravention (attach a schedule, if required). Please attach copies of all pertinent title documents.

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**14. Date of purchase of subject land:**

August 14, 1998

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**15. Sketch/Site Plan**

A sketch, drawn to scale, showing the boundaries and dimensions of the subject land, the designation of adjacent properties, roads, lands etc., and the location and description of all existing buildings and structures located on the property along with setbacks to the property boundaries, is required. All copies of the sketch or survey must be coloured – red for severed lots, green for retained, yellow for easements or rights-of-ways, and orange for benefiting lot (when it is a consent for a lot addition).

Sketch Enclosed

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

\*\* When applying for a lot addition, a completed 'Acknowledgement of Application' (page 10) by the owner(s) of the benefiting property is required to be submitted with the application.

To be completed by all registered owner(s).

I/We WILLIAM NEILL & THERESA SMITH, the registered owners of the property described as  
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Dated this 28 day of April, 2021

[Signature]  
Witness

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Signature of registered Owner or Signing Officer  
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[Signature]  
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DECLARED before me at the

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In the COUNTY OF NORTHUMBERLAND

this 9 day of June, 20

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Commissioner of Oaths  
(Affix Commissioner Stamp below)

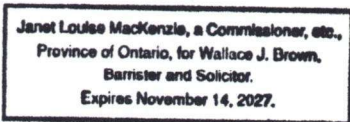
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Describe type of manure storage: \_\_\_\_\_

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Dated this 28 day of April, 2026

[Signature]  
Witness

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[Signature]  
Signature of registered Owner or Signing Officer  
\* I have the authority to bind the Corporation

\* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

**NOTES**

PROPERTY BOUNDARIES HAVE BEEN COMPILED FROM PLANS Z1R-8045, AND Z1R-26374.  
 LOCATION OF BUILDINGS, FEATURES & RELATED TIES ARE DERIVED FROM SOUTH CENTRAL ONTARIO ORTHOPHOTOGRAPHY PROJECT (SCOOP) 2023 AERIAL IMAGERY PROVIDED BY THE ONTARIO MINISTRY OF NATURAL RESOURCES.  
 CONTOUR ELEVATIONS ARE CGVD28 AND DERIVED FROM ELEVATION DATA PROVIDED BY THE ONTARIO MINISTRY OF NATURAL RESOURCES VIA THE BELLEVILLE 2022 LIDAR DATASET.  
 CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENSE - ONTARIO.

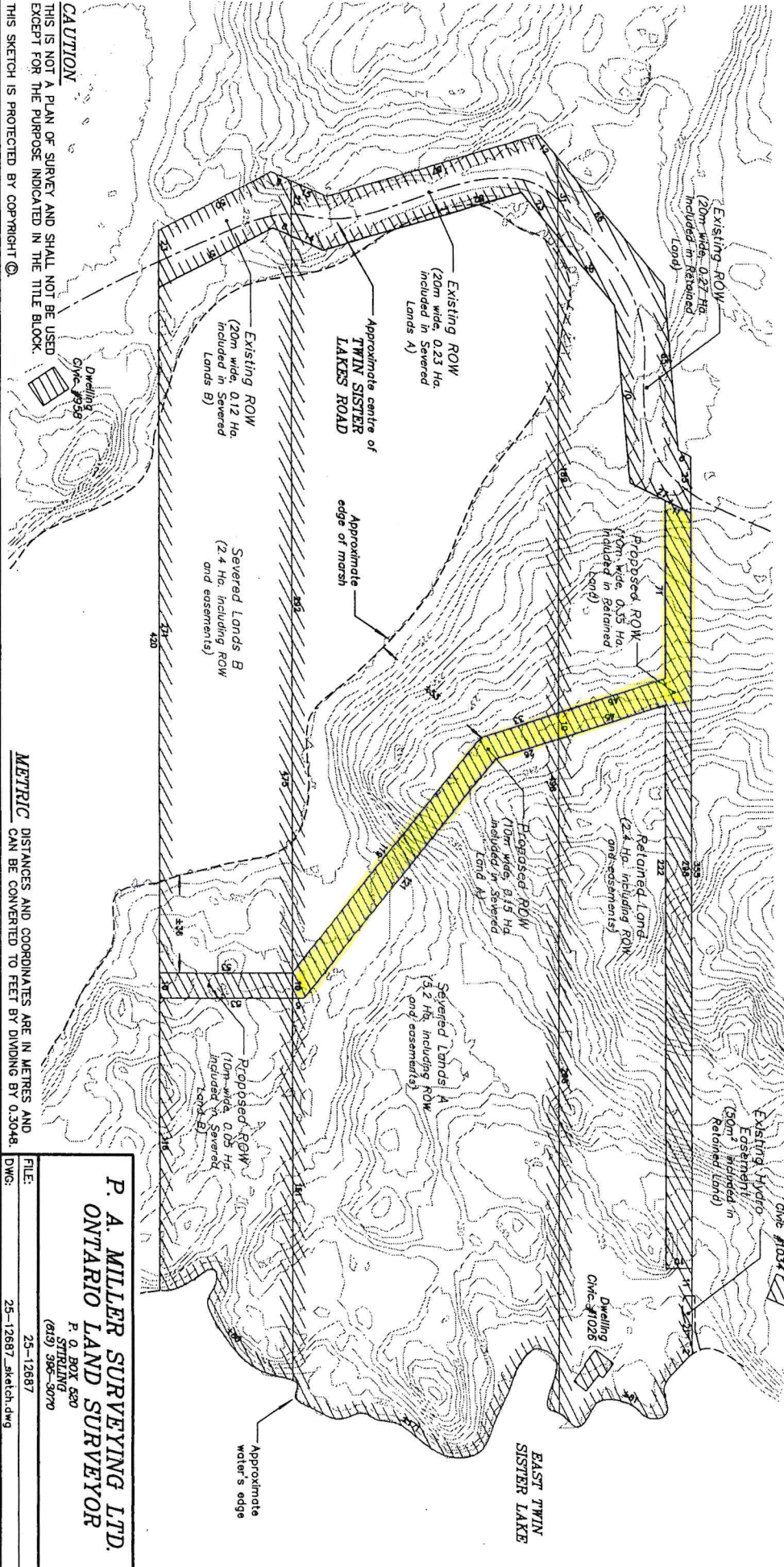
**LEGEND**

SYMBOL	DENOTES
	RETAINED LAND
	SEVERED LAND
	PROPOSED RIGHT OF WAY
	EXISTING EASEMENT/RIGHT OF WAY
	1m CONTOUR



SKETCH FOR CONSENT APPLICATIONS  
 1026 TWIN SISTER LAKE ROAD  
 MUNICIPALITY OF MARMORA AND LAKE  
 COUNTY OF HASTINGS  
 SCALE 1 : 1500  
 0 5 10 20 30 55 80m

**DRAFT**  
 2026-03-18



**CAUTION**  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.  
 THIS SKETCH IS PROTECTED BY COPYRIGHT ©

**METRIC** DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**P. A. MILLER SURVEYING LTD.**  
 ONTARIO LAND SURVEYOR  
 P. O. BOX 680  
 STIRLING  
 (416) 395-3070  
 25-12687  
 25-12687-sketch.dwg

3

**NOTES**

PROPERTY BOUNDARIES HAVE BEEN COMPILED FROM PLANS 21R-8045, AND 21R-26374.  
LOCATION OF BUILDINGS, FEATURES & RELATED TIES ARE DERIVED FROM SOUTH CENTRAL ONTARIO ORTHOPHOTOGRAPHY PROJECT (SCOOP) 2023 AERIAL IMAGERY PROVIDED BY THE ONTARIO MINISTRY OF NATURAL RESOURCES.  
CONTOUR ELEVATIONS ARE CGVD28 AND DERIVED FROM ELEVATION DATA PROVIDED BY THE ONTARIO MINISTRY OF NATURAL RESOURCES VIA THE BELLEVILLE 2022 LIDAR DATASET.  
CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENSE - ONTARIO.

**LEGEND** Files B26/26, B27/26 & B28/26

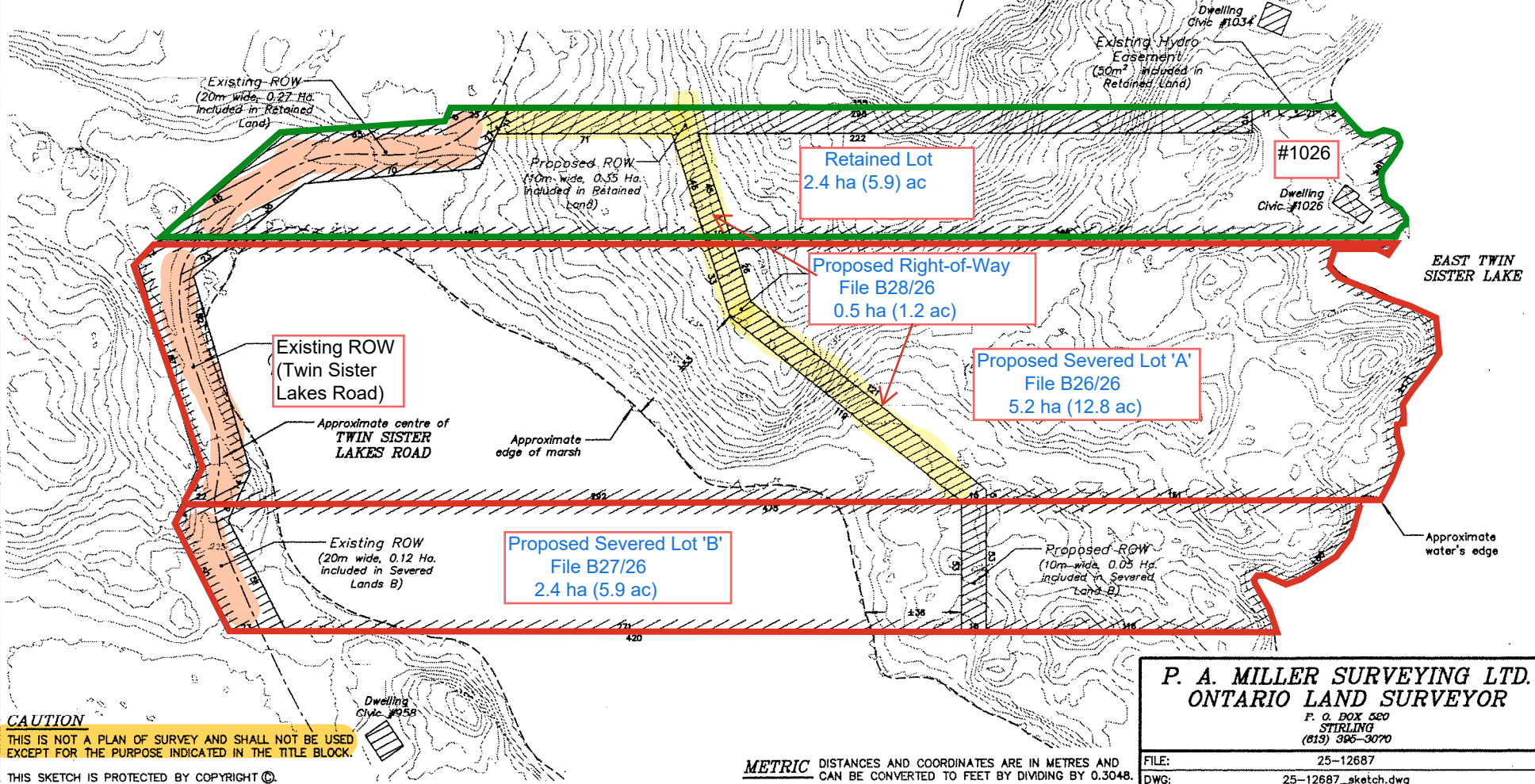
SYMBOL	DENOTES
	RETAINED LAND
	SEVERED LAND
	PROPOSED RIGHT OF WAY
	EXISTING EASEMENT/RIGHT OF WAY
	1m CONTOUR

SKETCH FOR CONSENT APPLICATIONS  
1026 TWIN SISTER LAKE ROAD  
MUNICIPALITY OF MARMORA AND LAKE  
COUNTY OF HASTINGS

SCALE 1 : 1500  
20 0 5 10 20 30 55 80m

**DRAFT**  
2025-03-18

3



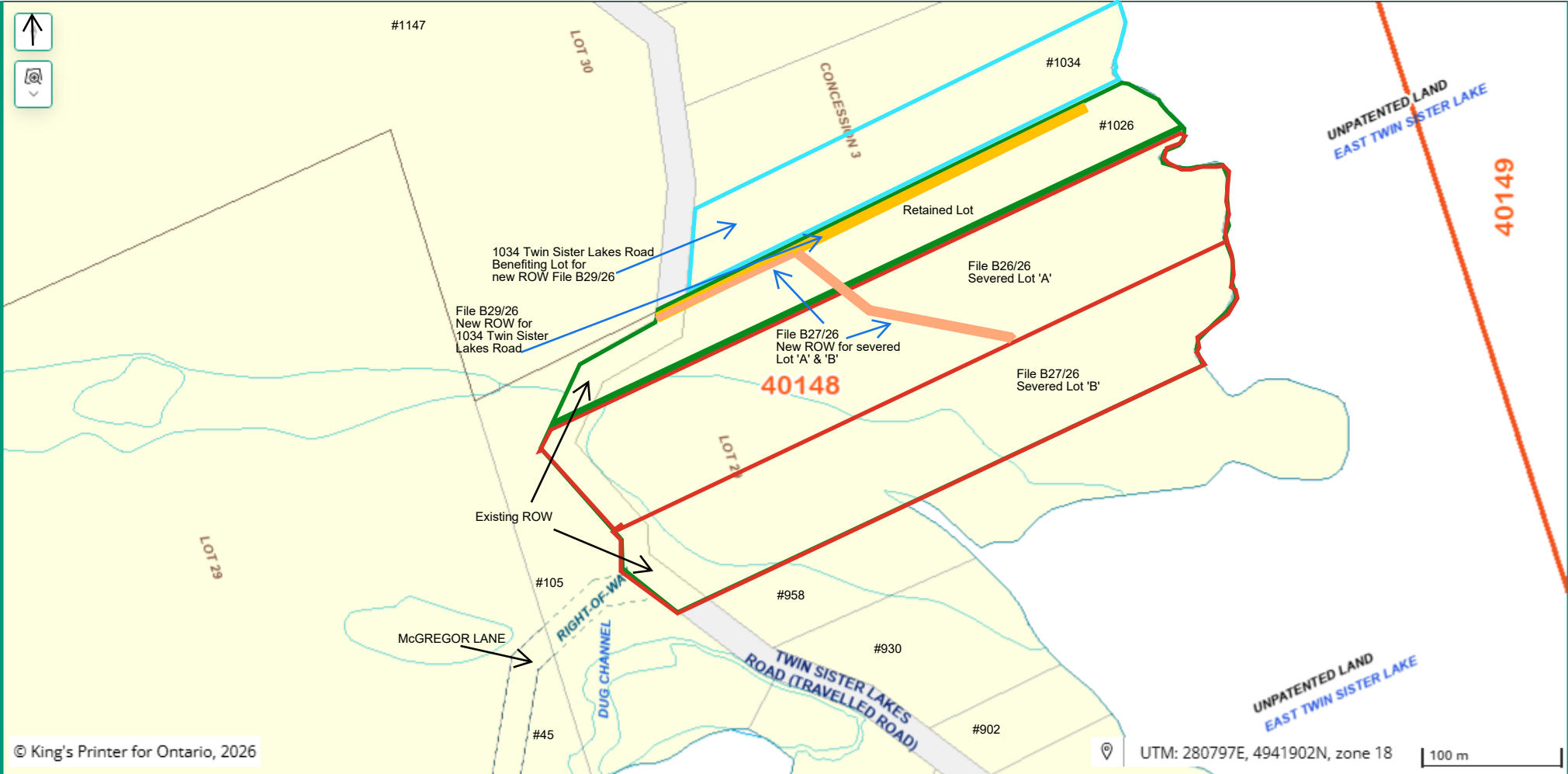
**CAUTION**  
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ONTARIO LAND SURVEYOR  
P. O. BOX 520  
STIRLING  
(615) 396-3070

FILE: 25-12687  
DWG: 25-12687\_sketch.dwg

**METRIC** DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



**File Nos. B26/26, B27/26, & B28/26**  
**Owners' Name: NEILL, William & SMITH, Theresa**  
**Roll Number: 124114102009401**

**Legal Description: PT LT 29 CON 3 MARMORA PT 1 & 2 21R8045; MARMORA & LAKE ;  
COUNTY OF HASTINGS EXCEPT FORFEITED MINING RIGHTS, IF ANY; SUBJECT TO AN  
EASEMENT IN GROSS OVER PART 4 PLAN 21R26058 AS IN HT 309341 ; MUNICIPALITY OF  
MARMORA AND LAKE**

**Municipality and Former Township: Marmora & Lake**

MUNICIPAL CONTROLS		
What is the current zoning for the subject property?	Waterfront Residential	
Is the property in compliance with the zoning?	YES	
Is rezoning recommended?	YES	
ADDITIONAL INFORMATION		
Which of the following services will be available to the subject land?	School Bus	YES
	Snow Ploughing	YES
	Municipal Water	NO
	Sanitary Sewers	NO
	Electricity	YES
	Garbage Collection	YES
ROADS INFORMATION		
Do the lots concerned have direct access to a public road which is open and maintained year round by the municipality?	NO	
If on a Township road, is the subject road 66 ft. in width?		
Do you request road widening across the frontage of the severed or retained lands?	Severed: YES	
	Retained: YES	
ADJOINING LANDS		
What is the surrounding land currently used for?		
North: Forested	South: Forested	
East: Water	West: Forested	
MUNICIPAL SERVICES		
If this application results in a new building lot, does Council consider the location to be satisfactory taking into account the rest of the municipality?	YES	
Does Council foresee new demands for municipal services as a result of this kind of application?	NO	
Does Council intend to provide new municipal services as a result of this kind of application?	NO	
RECOMMENDATIONS		
Does council wish to recommend that up to 5% of the land be set aside for public purposes under Sec.51.1 of The Planning Act?		
<b>OR</b> , alternately, does Council wish to seek authorization to accept cash to the value of 5% land under Sec. 51.1 of the Act?	YES	
If you have a Planning Board, does it recommend consent be given to this kind of application?		
Does Council recommend consent be given? If YES, why?		
Should consent be granted, what conditions, if any, would Council request to see attached?		
<ul style="list-style-type: none"> <li>• Cash in lieu of parkland in the amount of \$1,200.00</li> <li>• Zoning amendment: Retained lands be rezoned from Waterfront Residential (WR) to Waterfront Residential Exception No. X (WR-X) Zone, and proposed severed lands be rezoned to Limited Service Residential (LSR), along with the large wetland rezoned to Environmental Protection (EP)</li> <li>• Road widening across the severed and retained lands, as needed</li> <li>• Safe site entrance required</li> <li>• Taxes paid in full</li> <li>• Development agreement registered on title, outlining that the Municipality will never be responsible for assuming the ROW, the lots may not be accessible to emergency vehicles, and the road will be maintained to municipal standards in accordance with Bylaw 2009-06 (Section 6.3.6.1 n)</li> </ul>		
<i>Please attach council resolution</i>		

Dated at Marmora, Ontario this \_\_\_\_ day of \_\_\_\_\_, 2026.

Name: Kristen McConnell  
Title: Municipal Clerk  
Municipality: Marmora & Lake

**Please complete this form and return to:**  
Liz Westerhof, Land Division Secretary

235 Pinnacle Street, PO Bag 4400, Belleville, Ontario K8N 3A9  
Email: [westerhofl@hastingscounty.com](mailto:westerhofl@hastingscounty.com)



235 Pinnacle Street  
 Post Bag 4400  
 Belleville, ON  
 K8N 3A9

June 22, 2026

**PRELIMINARY REPORT**

**File information**

**Agent/Owner:** NEILL, William & SMITH, Theresa (Owners – Subject Lands); LIZEWSKI Mary-Paula & SMITH Theresa (Owners – Benefiting Lands); BROWN, Wallace J. (Agent)

**Civic Address:** 1026 Twin Sister Lakes Road (Subject Lands); 1034 Twin Sister Lakes Road (Benefiting Lands); Municipality of Marmora and Lake

**Legal Description:** Part of Lot 29, Concession 3, Parts 1 & 2 on RP 21-R8045 (Marmora) (Subject Lands); Part of Lot 30, Concession 3, Part 1 on Registered Plan 21R-12545 (Marmora) (Benefiting Lands)

<b>Right of Way</b>	<b>Frontage:</b> 11 m (36.1 ft) Twin Sister Lakes Rd	<b>Area:</b> 0.35 ha (0.86 ac)
<b>Subject Lands</b>	<b>Frontage:</b> 273.3 m (896.7 ft) Twin Sister Lakes Rd	<b>Area:</b> 9.3 ha (23.0 ac)
<b>Benefiting Lands</b>	<b>Frontage:</b> 81.7 m (268.0 ft) Twin Sister Lakes Rd	<b>Area:</b> 1.7 ha (4.1 ac)
<b>Official Plan Designation</b>	Rural/Waterfront & Environmental Protection	
<b>Current Zoning</b>	Waterfront Residential (WR) Zone (Subject and Benefiting Lands)	
<b>Previous Consents</b>	N/A	
<b>Type of Consent(s)</b>	New Lot ( )      Lot Addition ( )	Other: ( <b>ROW</b> )

The County of Hastings has received the above mentioned application for severance. Further review and site inspection will be undertaken that may result in additional comments and conditions being incorporated into the final recommendation. Should you have any questions or require additional information regarding this preliminary report, please contact me at this office. After a preliminary review we offer the following comments:

**Description of Proposal**

The subject lands are located east of Twin Sister Lakes Road and are generally characterized by forested area and a large wetland at the west of the property. The subject lands are built out with a dwelling. The subject lands have approximately 273.3 metres (896.7 feet) of frontage on Twin Sister Lakes Road with an approximate area of 9.3 hectares (23.0 acres). The benefiting lands are located north of the subject lands and are generally characterized by forested area. The benefiting lands are built out with a dwelling. The benefiting lands have approximately 81.7 metres (268.0 feet) of frontage on Twin Sister Lakes Road with an approximate area of 1.7 hectares (4.1 acres). Staff understand the purpose of this application is to provide a right of way across the subject lands, over an established access for the benefiting lands. The proposed right of way will have appropriately 11 metres (36.1 feet) of frontage on Twin Sister Lakes Road with an approximate area of 0.35 hectares (0.86 acres).

The subject lands are also subject to ongoing consent file numbers B26/26, B27/26, & 28/26 to create new residential lots and a right of way.

**Planning Act**

The subject application appears to be complete. This application appears to satisfy the requirements of Section 53 of the Planning Act.

### **Provincial Planning Statement**

The subject lands are located in a Rural Area as defined in Section 8 of the Provincial Planning Statement, 2024 (PPS). Sections 2.5 Rural Areas in Municipalities and 2.6 Rural Lands in Municipalities guide rural development.

On rural lands, locally appropriate development is permitted (Section 2.6.1. c) provided that the development is compatible and can be sustained by rural infrastructure (Section 2.6.2), avoiding the need for unjustified/uneconomical expansion of infrastructure (Section 2.6.3). An easement that does not result in any new development and can be considered 'locally appropriate'.

### **Official Plan**

The subject lands are designated **Rural/Waterfront** and **Environmental Protection** in the County of Hastings Official Plan.

This application appears to conform to Section 6.3.1.4 of the Official Plan in terms of the maximum number of severances allowed from an original 1998 land holding.

Staff understand that the purpose of this application is to provide a right of way for an established means of access to a developed property, which is consistent with Official Plan policy 6.3.5.3. The Municipality should consider requiring a development agreement with the property owner to be registered on title outlining that the Municipality will never be responsible for assuming the ROW, the lots may not be accessible to emergency vehicles, and the road will be maintained to municipal standards in accordance with By-law 2009-06 (Section 6.3.6.1 n).

The **Environmental Protection** designation on the subject lands appears to be related to a large wetland at the west of the property. Crowe Valley Conservation Authority will be circulated for review and comment. As the proposed easement is outside the regulatory area of Crowe Valley Conservation, negative comments are not anticipated.

Development within the **Rural/Waterfront** designation must comply with the Minimum Distance Separation I (MDS1) Formulae. As this application will not result in a new development right, the MDS calculation is satisfied for this application.

Based on preliminary review, it appears that the application conforms to the policies of the Official Plan.

### **Zoning By-law**

The benefiting lands are zoned the **Waterfront Residential (WR) Zone**. The proposed the severed lands will be accessed via a new right of way, it will be required as a condition of approval that they are rezoned to the **Limited Service Residential (LSR) Zone**. The subject lands do not require a rezoning as it will exceed the minimum standards for frontage and area of its current zone.

### **Servicing/Roads/Other**

Should you have any questions or require additional information, please contact the undersigned.

Sincerely,



Emily Galloway, RPP, MCIP  
Planner



## APPLICATION FOR CONSENT

<p>Note to Applicant: All questions must be answered or application may be returned. Application Fee of \$1200.00 must accompany fully completed application. It is strongly advised the applicant complete a Pre-Consultation Review with the County of Hastings Planning Department.</p> <p>Have you done so:          Y/N _____ Date: _____</p> <p>If yes, were there any Studies required?          Y/N _____ (i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis).</p> <p>Have you attached 2 copies of each to this application?          Y/N _____</p>	<p>Office Use:</p> <p>File No. <b>B</b> <u>29/26</u></p> <p>Date Submitted: <u>April 30, 2026</u></p>
---	---

### Registered Owner(s)

*Registered Owner(s) – If more than one owner with different contact information please provide further contact information in section 11 on page 6.*

Name: William Neill and Theresa Smith

Mailing Address: 392 Palmerston Blvd., Toronto, Ont M6G 2N6

Phone Number: (Home) 647-444-9700 (Business/Cell) \_\_\_\_\_

Email address: wjn373@gmail.com

### Authorized Agent

If the application will be represented by someone other than the registered owner(s), please specify.

Name: Wallace J. Brown

Mailing Address: 11 George St. W., Havelock, Ont K0L 1R6

Phone Number: (Home) \_\_\_\_\_ (Business/Cell) 705 778 3391

Email Address: wallace.b@wallacejbrown.ca

**Communication – Please specify where communication (phone, mail and email) should be directed:**

Owner

Authorized Agent

1. Name of person(s), if known, to whom land or interest in land is intended to be transferred, leased or charged:

2. Purpose of the Application

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> New Lot Creation | <input type="checkbox"/> Lot Addition           | <input checked="" type="checkbox"/> Right-of-Way | <input type="checkbox"/> Easement                 |
| <input type="checkbox"/> Lease            | <input type="checkbox"/> Validation Certificate | <input type="checkbox"/> Other: Specify          | <input type="checkbox"/> Charge/Partial Discharge |

3. **Description of Subject Lands** (include any abutting property registered under the same ownership)

Municipality: Marmora & Lake Former Geographic Township: Marmora  
 Municipal Address or Street/Road: 1026 Twin Sisters Lake Road Marmora K0K 2M0  
 Lot: 2A Concession: 3 PIN(s): 40148-0123  
 Registered Plan No.: 21R 8045 Lot/Block: \_\_\_\_\_  
 Reference Plan No.: 21R 8045 Part No.: 1  
 Total Lot Area: 4.13 acres Total Lot Frontage: \_\_\_\_\_  
 Do you own any adjoining lands? If so, please describe: \_\_\_\_\_  
 Assessment Roll No. 1941 000 070 09401

4. **Description of Proposal**

a)

	Severed Land	Retained Land	Benefiting Land (if applicable)
	Right of Way		
Frontage (m)	92.9 metres	length	
Depth (m)	Approximately 10	metres wide	
Area (ac/ha/m <sup>2</sup> )	0.35 <sup>h</sup>	See P. A. Miller Sketch	
Existing Use			Benefiting Land
Proposed Use			PIN 40148-0122
No. of Existing Buildings/Structures			being Pt. Lot 30, Con. 3 Marmora
No. of Proposed Buildings/Structures			Pt. 1, 21R-12545 Marmora.
Dimensions of Existing Buildings/Structures			Owner - Theresa Smith
Dimensions of Proposed Buildings/Structures			Mary-Paula Lizewski

b) Type of Sewage Disposal:

Private/Individual  Public/Municipal  Other: NA

c) Type of Water Supply:

Private/Individual  Public/Municipal  Other: NA

d) Type of Stormwater Drainage Proposed:

Sewers  Road Side Ditches  Swales  Other: \_\_\_\_\_

e) Type of Access Proposed: Right of way leads to

Provincial Highway  Municipal Road (Maintained Year Round)  Water  
 Private (Right-of-Way)  Municipal Road (Seasonal)  Other: \_\_\_\_\_

f) If only water access is proposed, on a separate page describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public access.

Schedule Attached:  Yes  No

g) If a lot addition, identify the lands to which the parcel will be added.

**5. Land Uses/Features:**

a) Are any of the following uses or features on the subject lands and/or within 500 metres of the subject lands: (Please indicate if it applies with a 'Yes' and an 'N/A' if it does not. Any features indicated with a 'Yes' please identify on your sketch).

	On Subject Lands	Within 500 Metres
An agricultural operation (any livestock facility, occupied or vacant, including manure storage) <b><i>If yes, please fill in information on page 9 for each operation.</i></b>	N/A	N/A
A landfill (active or non-operating)	"	"
A sewage treatment plant or waste stabilization pond	"	"
A Municipal or Federal Airport (including an aerodrome)	"	"
An active mine site or aggregate operation (within 1000 m) (specify mine site or aggregate operations)	"	"
A rehabilitated or abandoned mine site or mine hazards	"	"
Any industrial use	"	"
Provincial Park or Crown Lands	"	"
An active or abandoned rail line and/or trail	"	"
A natural gas or petroleum pipeline	"	"
A floodplain	"	"
Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)	"	"
Fish habitat	"	"
A contaminated site	"	"
Utility Corridor, electricity generating station, transformer etc.	"	"
A Wellhead Protection Area (WHPA) or Intake Protection Zone (IPZ)	"	"

b) Is the property located within 1 km (0.6 miles) of a First Nation Reserve?

Yes       No

c) Is there a Provincially Significant Wetland (Class 1, 2 or 3) on or within 120m of the subject lands?

Yes       No

d) Do the subject lands contain any known cultural heritage, archaeological resources and/or areas of archaeological potential?       Yes       No       Unknown

e) If Yes to 5 d) does the application propose to develop lands within the subject lands that contain known cultural heritage, archaeological resources and/or areas of archaeological potential?       Yes       No       Unknown

If Yes to 5 d) and/or 5 e) please contact the Ministry of Citizenship and Culture to determine the need for any additional information or reports.

**6. Former Land Use on the Subject Lands and Adjacent Lands**

a) Has there been an Industrial or Commercial Use or an Orchard on the subject lands or adjacent lands?

Yes  No  Unknown

b) If yes, please provide details.

Use: \_\_\_\_\_

c) Has the grading of the subject lands been changed by adding/removing earth or other material(s)?

Yes  No  Unknown

d) Has a gas station been located on the subject lands or adjacent lands at any time?

Yes  No  Unknown

e) Has there been petroleum or other fuel stored on the subject lands or adjacent lands?

Yes  No  Unknown

f) Is there any reason to believe the subject lands may have been contaminated by former uses on the site or adjacent lands?

Yes  No  Unknown

g) If yes to any of 6 a) to f) has an Environmental Site Assessment (ESA) been conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been filed?

Yes  No  Unknown

**7. Previous Planning Applications**

a) Have the subject lands ever been the subject of an application for approval of a Minister's Zoning Order, Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Site Plan Control, Consent, Minor Variance or any other application/approval under the Planning Act?

Yes  No  Unknown

b) If yes to question 7 a) and known, provide the application file number, the status and decision made on this application: \_\_\_\_\_

c) Is this a resubmission of an application previously made under the Planning Act?

Yes  No

If yes to 7 c) above, what was the previously approved Land Division File Number? B\_\_\_\_\_

**8. Land Use Classification**

a) Existing Official Plan designation of the subject lands: Rural / Waterfront

b) Existing zoning category of the subject lands: Waterfront Residential

**9. Current Applications**

Is the owner or agent applying for additional consents on the subject lands concurrently with this application?

Yes  No

a) If yes, and known, specify File Number: \_\_\_\_\_

b) Are the subject lands currently the subject of an application or an Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Site Plan Control or Minor Variance (including applications before the Ontario Land Tribunal)?

Yes  No  Unknown

c) If yes, and known, please specify the File No: \_\_\_\_\_

d) Is the application consistent with the Provincial Policy Statement?  
 Yes     No     Unknown

How is the application consistent with the Provincial Policy Statement?  
\_\_\_\_\_  
\_\_\_\_\_

e) Is this application consistent with the County of Hastings' Official Plan?  
 Yes     No     Unknown

f) Are the subject lands subject to any easements and/or rights-of-way or restrictive covenants?  
 Yes     No     Unknown

g) If yes to f) and known, specify the description of the easements/right-of-way or restrictive covenants and its effect on a separate schedule. (A copy of the registered document may be included).

Schedule Attached     Yes     No

h) Have you pre-consulted with the County of Hastings Planning Department, Local Municipality or any other Agency (i.e. Conservation Authority, Provincial Ministries)?  
 Yes     No

i) If yes, please specify the agencies that you have pre-consulted with and provide a copy of any comments received:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. Other Information/Planning Rationale**

Please provide other background information or planning justification that you think may be useful to the Planning Department (or to any agency) when reviewing and making a decision on the application

Right of way to benef. 1034 Twin Sisters Lakes  
Road  
124141 02009627  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11. Additional Owners and Contact Information (if applicable)**

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**12. Benefiting Land Owners and Contact Information (if applicable)  
(Benefiting Owners must review and sign Page 10)**

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**13. Background for Validation Certificate Requests**

a. If the application is regarding a Validation Certificate request, when did the contravention of Section 50 of the Planning Act, or a predecessor thereof occur?

---

b. Please describe the nature of the contravention (attach a schedule, if required). Please attach copies of all pertinent title documents.

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**14. Date of purchase of subject land:**

June 24, 2009 Benefiting land

**15. Sketch/Site Plan**

A sketch, drawn to scale, showing the boundaries and dimensions of the subject land, the designation of adjacent properties, roads, lands etc., and the location and description of all existing buildings and structures located on the property along with setbacks to the property boundaries, is required. All copies of the sketch or survey must be coloured – red for severed lots, green for retained, yellow for easements or rights-of-ways, and orange for benefiting lot (when it is a consent for a lot addition).

Sketch Enclosed  Miller Surveying - sketch has been submitted

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

\*\* When applying for a lot addition, a completed 'Acknowledgement of Application' (page 10) by the owner(s) of the benefiting property is required to be submitted with the application.

To be completed by all registered owner(s).

I/We WILLIAM NEILL & THERESA SMITH, the registered owners of the property described as  
PT LT 29 CON 3, BEING PTS 1 & 2 PL 21R8045, MARMORA & LAKE

**Collection, Use and Disclosure of Information**

- a) acknowledge that personal information collected on this form is collected pursuant to the Planning Act, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the County of Hastings, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the County of Hastings in support of this application ("Supporting Documentation") and provided to the County by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the County, including copying, posting on the County's website, advertising in a newspaper, routine distribution to members of Council, and in staff reports, or releasing to a third party upon third party request;
- d) grant the County permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

**Authority to Enter Land and Photograph**

- e) grant the County of Hastings and/or the local municipality and/or their agents permission to attend, photograph and conduct inspections of the lands subject to this application as part of the County's review and processing of this application;

**Appointment of Authorized of Agent**

- f) appoint and authorize WALLACE J. BROWN (please print name of Agent), to act as my/our agent with regard to this Application for Consent to the County of Hastings, including but not limited to receiving all correspondence, attending any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 28 day of April, 2025/6

[Signature]  
Witness

[Signature]  
Signature of registered Owner or Signing Officer  
\* I have the authority to bind the Corporation

[Signature]  
Witness

[Signature]  
Signature of registered Owner or Signing Officer  
\* I have the authority to bind the Corporation

# Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official.  
(i.e. Clerk of the Municipality, Lawyer etc.)

I/We WALLACE J. BROWN of the City/Town of CAMPBELLFORD in the County/Region/Municipality of NORTHUMBERLAND solemnly declare that all of the statements contained in this application are true, and I make this solemn declaration as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the

TOWN of CAMPBELLFORD

In the COUNTY OF NORTHUMBERLAND

this 9 day of June, 20

Janet MacKenzie  
Commissioner of Oaths  
(Affix Commissioner Stamp below)

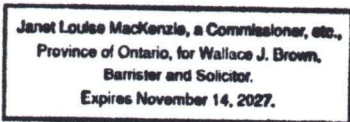
WJB

Owner(s) or Agent or Signing Officer

\* I have the authority to bind the Corporation

Owner(s) or Agent or Signing Officer

\* I have the authority to bind the Corporation



\* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation of affix the corporate seal.

**Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.**

**Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Hastings may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Hastings, please contact the Clerk, County of Hastings, 235 Pinnacle Street, Belleville, Ontario K8N 3A9.**

**MDS I DATA COLLECTION FORM**

(Complete if there is an existing livestock facility that is vacant or occupied within 1000m)

**Farm Contact Information**

Owner's Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Owner's Telephone: \_\_\_\_\_

**General Information**

Size of Barn: \_\_\_\_\_

Distance from livestock facility to new lot line and/or building envelope: \_\_\_\_\_

Distance from manure storage to the new lot line and/or building envelope: \_\_\_\_\_

**Livestock Information:**

Type of Livestock	Maximum Housing Capacity	Manure System (check box that applies)			
		Covered Tank	Open Liquid Tank	Earthen Manure Storage	Other ** (see below)
<b>DAIRY</b> <input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers					
<b>BEEF</b> <input type="checkbox"/> Cows (Barn confinement) <input type="checkbox"/> Cows (Barn with yard) <input type="checkbox"/> Feeders (Barn confinement) <input type="checkbox"/> Feeders (Barn with yard)					
<b>SWINE</b> <input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs					
<b>POULTRY</b> <input type="checkbox"/> Chicken Broiler/Roaster <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (>10kg) <input type="checkbox"/> Meat Turkeys (5-10kg) <input type="checkbox"/> Meat Turkeys (< 5 kg) <input type="checkbox"/> Turkeys Breeder Layers					
<b>SHEEP</b> <input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder lambs					
<b>GOATS</b> <input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats					
HORSES					
OTHER (Specify)					

Describe type of manure storage: \_\_\_\_\_

**ACKNOWLEDGEMENT OF APPLICATION**

\*\*Benefiting property owner(s) to complete for a consent application creating a lot addition.

I/We TERESA SMITH MARY-PAULA LIZEWSKI, the registered owners of the benefiting property described as PT LT 30 CON 3 BEING PART 1 PL 21R-12545; MARMORA & LAKE

**Purpose and Effect of the Application**

- a) acknowledge that this application for a lot addition accurately reflects the proposed parcel of land to be added to the benefiting land described above;

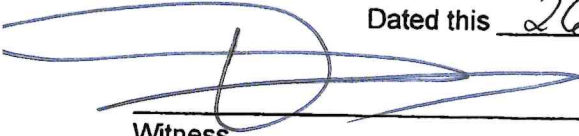
**Collection, Use and Disclosure of Information**

- b) acknowledge that personal information collected on this form is collected pursuant to the Planning Act, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- c) acknowledge that it is the practice of the County of Hastings, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the County of Hastings in support of this application ("Supporting Documentation") and provided to the County by me, my agents, my consultants and my solicitors;
- d) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the County, including copying, posting on the County's website, advertising in a newspaper, routine distribution to members of Council, and in staff reports, or releasing to a third party upon third party request;
- e) grant the County permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

**Authority to Enter Land and Photograph**

- f) grant the County of Hastings and/or the local municipality and/or their agents permission to attend, photograph and conduct inspections of the lands subject to this application as part of the County's review and processing of this application;

Dated this 26 day of April, 2025~~26~~

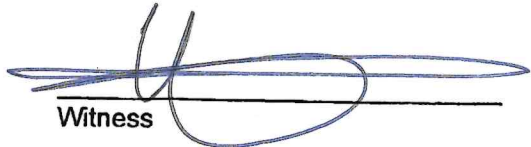
  
\_\_\_\_\_

Witness

  
\_\_\_\_\_

Signature of registered Owner or Signing Officer

\* have the authority to bind the Corporation Theresa

  
\_\_\_\_\_

Witness

  
\_\_\_\_\_

Signature of registered Owner or Signing Officer

\* I have the authority to bind the Corporation MARY-PAULA

WILLIAM JAMES NGILL

\* Where the owner is a firm or corporation, the person signing this instrument shall state that he/she has authority to bind the corporation or affix the corporate seal.

**NOTES**

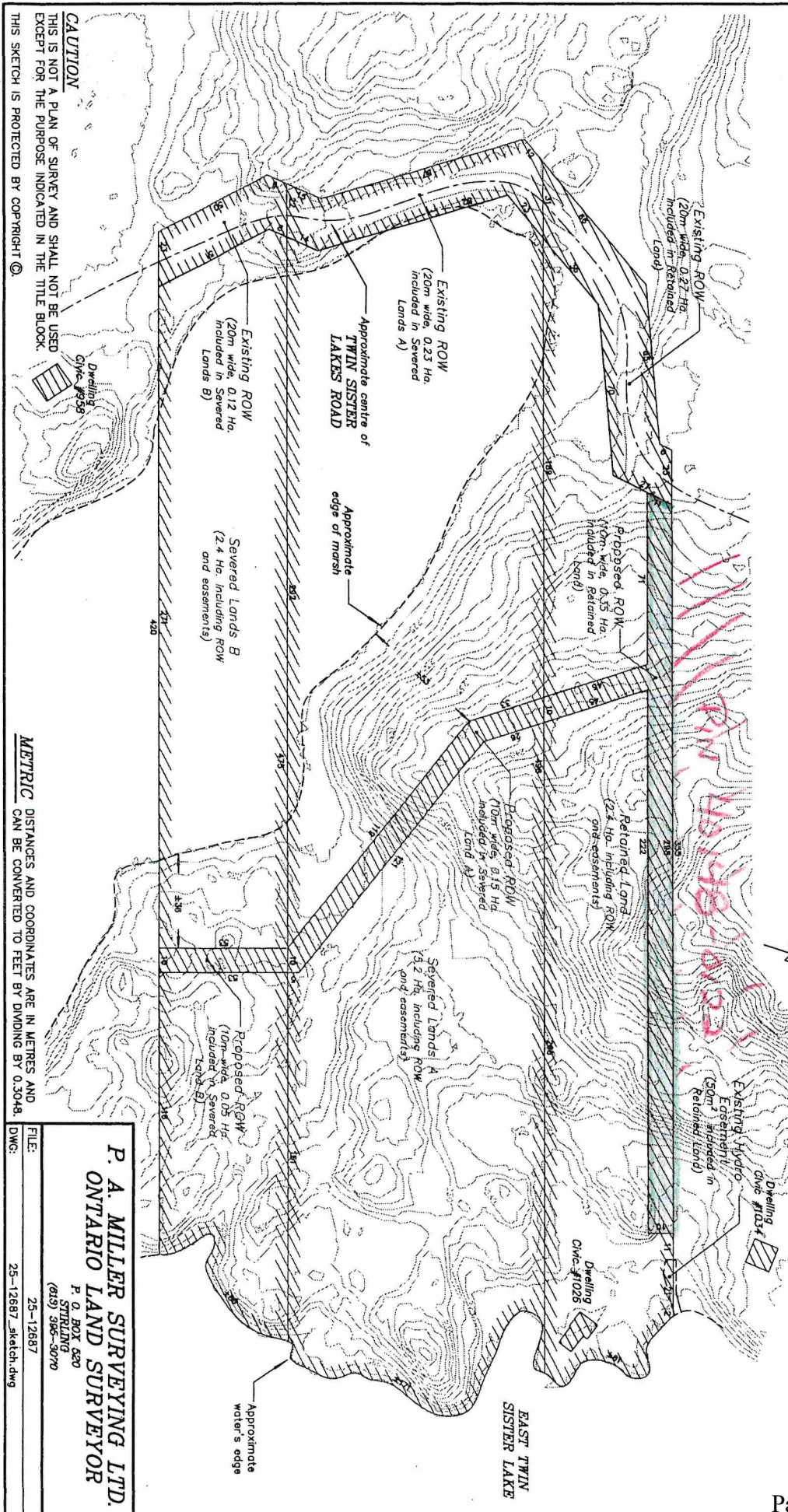
PROPERTY BOUNDARIES HAVE BEEN COMPILED FROM PLANS 21R-8045, AND 21R-28374.  
 LOCATION OF BUILDINGS, FEATURES & RELATED TIES ARE DERIVED FROM SOUTH CENTRAL ONTARIO ORTHOPHOTODIAGRAM PROJECT (SCOOP) 2023 AERIAL IMAGERY PROVIDED BY THE ONTARIO MINISTRY OF NATURAL RESOURCES.  
 CONTOUR ELEVATIONS ARE CGVD28 AND DERIVED FROM ELEVATION DATA PROVIDED BY THE ONTARIO MINISTRY OF NATURAL RESOURCES VIA THE BELLEVILLE 2022 UBAR DATASET.  
 CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENSE - ONTARIO.

**LEGEND**

SYMBOL	DENOTES
(Hatched pattern)	RETAINED LAND
(Dotted pattern)	SEVERED LAND
(Dashed line)	PROPOSED RIGHT OF WAY
(Solid line)	EXISTING EASEMENT/RIGHT OF WAY
(Thin solid line)	1m CONTOUR

SKETCH FOR CONSENT APPLICATIONS  
 1026 TWIN SISTER LAKE ROAD  
 MUNICIPALITY OF MARMORA AND LAKE  
 COUNTY OF HASTINGS  
 SCALE 1 : 1500  
 20 0 5 10 20 30 55 80m

**DRAFT**  
 2026-03-18  
 Page 86 of 96

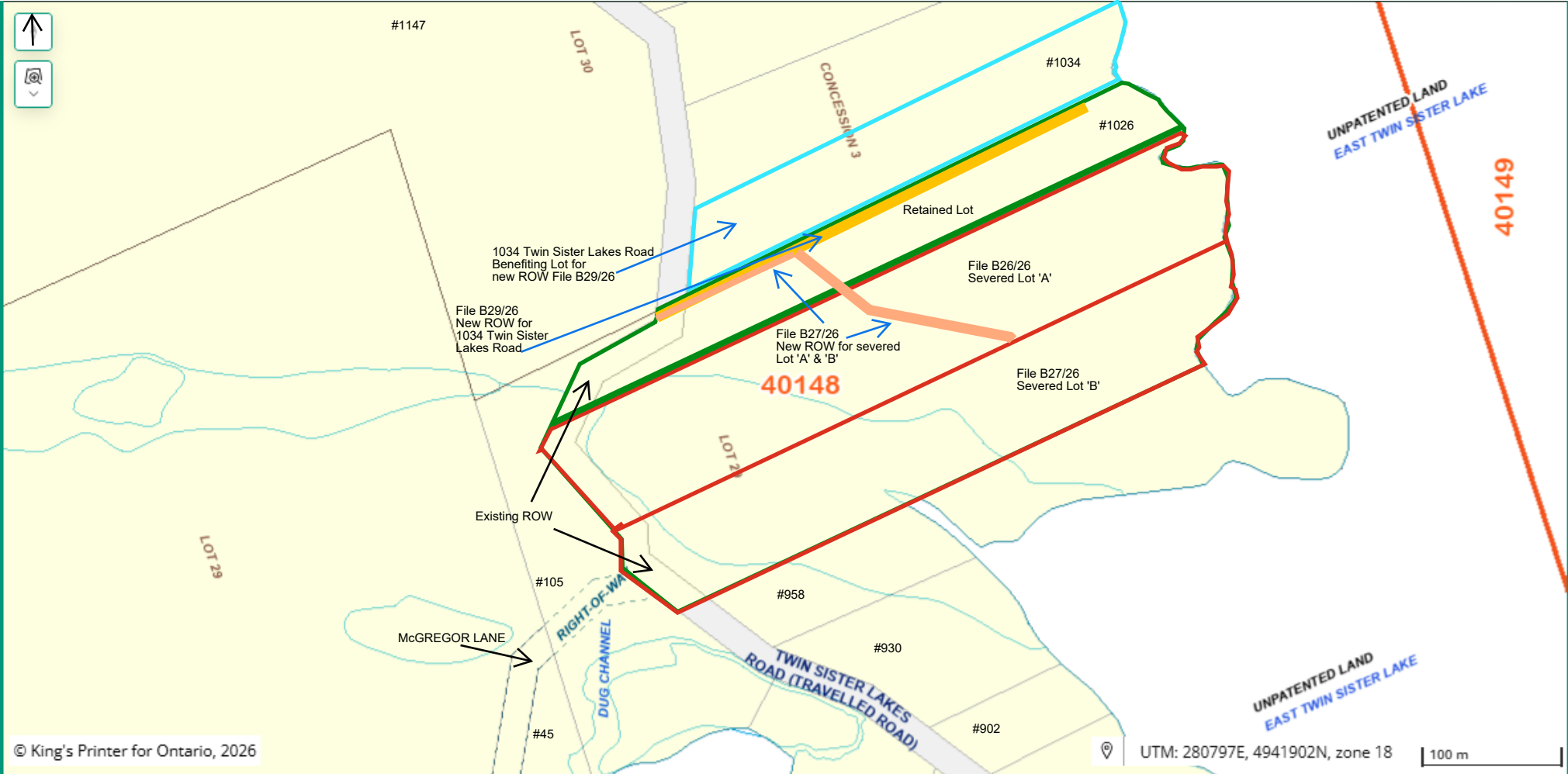


**CAUTION**  
 THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.  
 THIS SKETCH IS PROTECTED BY COPYRIGHT ©.

**METRIC** DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**P. A. MILLER SURVEYING LTD.**  
 ONTARIO LAND SURVEYOR  
 P. O. BOX 580  
 STIRLING  
 (613) 396-3070  
 25-12687  
 FILE: 25-12687  
 DWG: 25-12687 sketch.dwg

2



File No. B29/26

Owner Name: NEILL, William & SMITH, Theresa

Roll Number: 124114102009401

Legal Description: PT LT 29 CON 3 MARMORA PT 1 & 2 21R8045; MARMORA & LAKE ; COUNTY OF HASTINGS EXCEPT FORFEITED MINING RIGHTS, IF ANY; SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 PLAN 21R26058 AS IN HT 309341 ; MUNICIPALITY OF MARMORA AND LAKE

Municipality and Former Township: Marmora & Lake

MUNICIPAL CONTROLS			
What is the current zoning for the subject property?	Waterfront Residential		
Is the property in compliance with the zoning?	YES		
Is rezoning recommended?	YES		
ADDITIONAL INFORMATION			
Which of the following services will be available to the subject land?	School Bus	YES	
	Snow Ploughing	YES	
	Municipal Water	NO	
	Sanitary Sewers	NO	
	Electricity	YES	
	Garbage Collection	YES	
ROADS INFORMATION			
Do the lots concerned have direct access to a public road which is open and maintained year round by the municipality?	YES		
If on a Township road, is the subject road 66 ft. in width?			
Do you request road widening across the frontage of the severed or retained lands?	Severed: YES Retained: YES		
ADJOINING LANDS			
What is the surrounding land currently used for?			
North: Forested	South: Forested	East: Water	West: Forested
MUNICIPAL SERVICES			
If this application results in a new building lot, does Council consider the location to be satisfactory taking into account the rest of the municipality?	YES		
Does Council foresee new demands for municipal services as a result of this kind of application?	NO		
Does Council intend to provide new municipal services as a result of this kind of application?	NO		
RECOMMENDATIONS			
Does council wish to recommend that up to 5% of the land be set aside for public purposes under Sec.51.1 of The Planning Act?			
<b>OR</b> , alternately, does Council wish to seek authorization to accept cash to the value of 5% land under Sec. 51.1 of the Act?	YES		
If you have a Planning Board, does it recommend consent be given to this kind of application?			
Does Council recommend consent be given? If YES, why?			
Should consent be granted, what conditions, if any, would Council request to see attached?			
<ul style="list-style-type: none"><li>• Cash in lieu of parkland in the amount of \$1,200.00</li><li>• Zoning amendment: Benefiting lands be rezoned from Waterfront Residential (WR) Zone to Limited Service Residential (LSR)</li><li>• Road widening across the severed, retained and benefitting lands, as needed</li><li>• Taxes paid in full</li><li>• Development agreement registered on title, outlining that the Municipality will never be responsible for assuming the ROW, the lots may not be accessible to emergency vehicles, and the road will be maintained to municipal standards in accordance with Bylaw 2009-06 (Section 6.3.6.1 n)</li></ul>			

*Please attach council resolution*

Dated at Marmora, Ontario this \_\_\_\_ day of \_\_\_\_\_, 2026.

Name: Kristen McConnell  
Title: Municipal Clerk  
Municipality: Marmora & Lake

**Please complete this form and return to:**

Liz Westerhof, Land Division Secretary  
235 Pinnacle Street, PO Bag 4400, Belleville, Ontario K8N 3A9  
Email: [westerhofl@hastingscounty.com](mailto:westerhofl@hastingscounty.com)



235 Pinnacle Street  
 Post Bag 4400  
 Belleville, ON  
 K8N 3A9

June 22, 2026

**PRELIMINARY REPORT**

**File information**

**Agent/Owner:** M<sup>c</sup>EWEN, ANGELA (Owner); PA Miller Surveying (Agent)  
**Civic Address:** Station Road (Subject Lands); 369 Station Road (Benefiting Lands)  
**Legal Description:** Part of lots 8 & 9, Concession 6, Part 5 on Registered Plan 21R-12324 (Marmora) (Subject Lands); Part of Lot 8, Concession 6, Part 4 on Registered Plan 21R-2620 (Marmora) (Benefiting Lands)

<b>Severed Lot</b>	<b>Frontage:</b> N/A	<b>Area:</b> 3.1 ha (7.6 ac)
<b>Retained Lot</b>	<b>Frontage:</b> 295.0 m (967.8 ft) Station Rd	<b>Area:</b> 32.4 ha (80.0 ac)
<b>Benefiting Lot</b>	<b>Frontage:</b> 47.3 m (155.2 ft) Station Rd	<b>Area:</b> 0.4 ha (1.0 ac)
<b>Official Plan Designation</b>	Rural/Waterfront & Waste Disposal Site - 500 Metre Buffer	
<b>Current Zoning</b>	Marginal Agriculture (MA) Zone (Subject Lands); Rural Residential (RR) Zone (Benefiting Lands)	
<b>Previous Consents</b>	N/A	
<b>Type of Consent(s)</b>	New Lot ( )      Lot Addition ( <b>X</b> )      Other: ( )	

The County of Hastings has received the above mentioned application for severance. Further review and site inspection will be undertaken that may result in additional comments and conditions being incorporated into the final recommendation. Should you have any questions or require additional information regarding this preliminary report, please contact me at this office. After a preliminary review we offer the following comments:

**Description of Proposal**

The purpose of this application is for a lot addition. The subject lands are an irregularly shaped lot located north of Station Road within the Municipality of Marmora and Lake. The subject lands are generally characterised by forested area. The purpose of this application is a lot addition to an adjacent residential lot that fronts onto Station Road. The proposed severed lot does not have any frontage and has an approximate area of 3.1 hectares (7.6 acres). The proposed benefiting lands will have approximately 47.3 metres (155.2 feet) of frontage on Station Road with an approximate area of 0.4 hectares (1.0 acres). The proposed resulting lot, being the combination of the severed and benefiting lands, will have approximately 47.3 metres (155.2 feet) of frontage on Station Road with an approximate area of 3.5 hectares (8.6 acres). The proposed retained lands will have approximately 295.0 metres (967.8 feet) of frontage on Station Road with an approximate area of 32.4 hectares (80.0 acres). The proposed benefiting lands are built out with a dwelling whereas the retained and severed lands are vacant. The purpose of the lot addition application is to provide more recreational space to the benefiting lot.

**Planning Act**

The subject application appears to be complete. This application appears to satisfy the requirements of Section 53 of the Planning Act.

**Provincial Planning Statement**

The subject lands are located in a Rural Area as defined in Section 8 of the Provincial Planning Statement, 2024 (PPS). Sections 2.5 Rural Areas in Municipalities and 2.6 Rural Lands in Municipalities guide rural development.

On rural lands, locally appropriate development is permitted (Section 2.6.1. c) provided that the development is compatible and can be sustained by rural infrastructure (Section 2.6.2), avoiding the need for unjustified/uneconomical expansion of infrastructure (Section 2.6.3). A lot addition that does not result in any new development and can be considered locally appropriate.

### **Official Plan**

The subject lands are designated **Rural/Waterfront** and **Waste Disposal Site - 500 Metre Buffer** in the County of Hastings Official Plan.

This application appears to conform to Section 6.3.1.4 of the Official Plan in terms of the maximum number of severances allowed from an original 1998 land holding.

Development within the **Rural/Waterfront** designation must comply with the Minimum Distance Separation I (MDS1) Formulae. As this application is for a lot addition that will not result in a new development right, the MDS Calculation is satisfied for this application.

The retained lands are within a **Waste Disposal Site (Buffer)** designation. As the proposed severed lot is outside of this area, a study in support of the application is not required. The Municipality may wish to require a restrictive zone be placed on the portion of the retained lands to prevent future development.

The subject lands are within an area of known karst topography. Quinte Conservation Authority will be circulated for review and comment. Depending on the further review and recommendation of the Quinte Conservation Authority, a geotechnical study may be required prior to the completion of the final report or as a condition of approval.

Based on preliminary review, it appears that the application conforms to the policies of the Official Plan.

### **Zoning By-law**

The subject lands are zoned the **Marginal Agriculture (MA) Zone**. The proposed severed lands do not meet the requirements of this zone and will be required to be rezoned to the **Rural Residential (RR) Zone**. The retained lot does not require a rezoning as it will exceed the minimum standards for frontage and area of its current zones.

### **Servicing/Roads/Other**

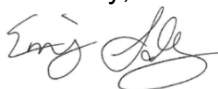
Official Plan policies require the demonstration of adequate servicing for new lot creation (Section 6.3.6.1 b) ii)). As the application is for a lot addition that will not result in a new development right, this condition is not required.

The applicant will be required to provide confirmation from their solicitor that the severed and benefitting lands will merge on title. Alternatively, to affect a merge in title of the severed lot and the benefitting lot, road widening along the frontage of the benefitting lot shall be conveyed to the Municipality of Marmora and Lake to their satisfaction.

It will be required that the applicant's solicitor confirm that the severed and benefitting lands would merge on title; the typical "PIN Consolidation" condition will also be required.

Should you have any questions or require additional information, please contact the undersigned.

Sincerely,



Emily Galloway, RPP, MCIP  
Planner


<b>For use by Principal Authority</b>
Cloudpermit application number CA-3512-P-2026-88
Roll number 1241141025022000000
Application submitted to Hastings County, ON, Ontario

<b>Description of Subject Property</b>
Address CON 6 PT LOTS 8 & 9 RP 21R12324 PART 5
Municipality Hastings County, ON, Ontario
Roll number 1241141025022000000

<b>Purpose of Application</b>
Application type Consent

<b>Applicant, Authorized Agent</b>		
Last name Newbery	First name Lindsay	Corporation or partnership P.A. Miller Surveying Ltd.
Street address 18 Campbellford Road	Unit number P.O. Box 520	Lot / Con.
Municipality Stirling	Province Ontario	Postal code K0K 3E0
Other phone	Mobile phone +1 6133953070	
Fax	Email lindsay@millersurveying.ca	

Property owner, Registered Owner		
Last name McEwen	First name Angela	Corporation or partnership
Street address 30 Hanover Court	Unit number	Lot / Con.
Municipality Belleville	Province Ontario	Postal code K8N 0B3
Other phone	Mobile phone +1 3432631968	
Fax	Email angela_mcewen@hotmail.com	

Declaration and Signatures
<p><b>Applicant</b></p> <p>I, Lindsay Newbery, do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership. By signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.</p> <p><b>Notice with respect to collection of personal information</b></p> <p>I/We also acknowledge that the information requested on this application is collected under the authority of The Planning Act, R.S.O. 1990, Chapter P13, as amended. The information is required in order to process the application to the Committee of Adjustment. The name and business address of the Applicant and/or authorized Agent is public information. The address of the property, which is the subject of the application, is also public information. Please be advised that any personal information i.e. name and address may become part of a public record in an electronic form, i.e. web site and/or paper format, i.e. agenda or minutes.</p> <p><b>Species at risk acknowledgement</b></p> <p>Ontario's Endangered Species Act protects endangered and threatened species — animals and plants in decline and at risk of disappearing from the province by restricting activities that may affect these plants, animals or their habitats.</p> <p>I acknowledged that it is my sole responsibility as the Applicant to comply with the provisions of the Endangered Species Act, 2007, S. O. c.6. This could require me to register an activity, get a permit or other authorization from the Ministry of Natural Resources and Forestry (MNRF) prior to conducting an activity that could impact an endangered or threatened plant or animal or its habitat. I further acknowledge that any Planning Act, R.S.O. 1990, c.P.13 approval given by the City does not constitute an approval under the Endangered Species Act, nor does it absolve me from seeking the necessary authorization, approvals or permits from the MNRF prior to conducting any activity that may affect an endangered or threatened plant or animal or its habitat.</p> <p> Digitally signed on 2026-05-20, 1:40:30 p.m. EDT by Lindsay Newbery.</p>



**1. Name of person(s), if known, to whom land or interest in land is intended to be transferred, leased or charged:**

Name of person(s), if known, to whom land or interest in land is intended to be transferred, leased or charged:  
 Adam Hewitt

**2. Purpose of the Application**

Purpose of the Application Lot Addition	
--	--

**3. Description of Subject Lands (include any abutting property registered under the same ownership)**

Municipality: Marmora & Lake	Former Geographic Township: Marmora	Municipal Address or Street/Road: Station Road	Lot: 8	Concession: 6
PIN(s): 40179-0058	Registered Plan No.:	Lot/Block:	Reference Plan No.:	Part No.:
Total Lot Frontage: ±295m	Do you own any adjoining lands? If so, please describe: no			Total Lot Area: ±87.6 Acres/±35.45 Ha
				Assessment Roll No. 124114102502200

**4. Description of Proposal**

a)

	<b>Severed Land (and/or Easement)</b>	<b>Retained Land</b>	<b>Benefiting Land (if applicable)</b>
Frontage (m)	0	±295m	45.7m
Depth (m)	±201m	±903m	90m
Area (ac/ha/m2)	±7.6ac	±80ac	1ac
Existing Use	Vacant Wooded Land	Vacant Wooded Land	Residential
Proposed Use	Added Yard Space	Vacant Wooded Land	Residential
No. of Existing Buildings/Structures	0	0	1 Dwelling
No. of Proposed Buildings/Structures	0	0	0
Dimensions of Existing Buildings/Structures	n/a	n/a	
Dimensions of Proposed Buildings/Structures	n/a	n/a	n/a

b) Type of Sewage Disposal:

Private/Individual       Public/Municipal

Other:

c) Type of Water Supply:

Private/Individual       Public/Municipal

Other:

d) Type of Stormwater Drainage Proposed:

Sewers       Road Side Ditches       Swales

Other

e) Type of Access Proposed:

Provincial Highway       Municipal Road (Maintained Year Round)       Water

Private (Right-of-Way)       Municipal Road (Seasonal)       Other:

f) If only water access is proposed, below, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public access.

g) If a lot addition, identify the lands to which the parcel will be added.  
 369 Station Road - PIN 40179-0063

**5. Land Uses/Features:**

a) Are any of the following uses or features on the subject lands and/or within 500 metres of the subject lands: (Please indicate if it applies with a 'Yes' and an 'N/A' if it does not. Any features indicated with a 'Yes' please identify on your sketch).

	<b>On Subject Lands</b>	<b>Within 500 Metres</b>
An agricultural operation (any livestock facility, occupied or vacant, including manure storage) If yes, please fill in information on MDS I DATA COLLECTION FORM below for each operation.	n/a	n/a
A landfill (active or non-operating)	n/a	YES
A sewage treatment plant or waste stabilization pond	n/a	n/a
A Municipal or Federal Airport (including an aerodrome)	n/a	n/a
An active mine site or aggregate operation (within 1000 m) (specify mine site or aggregate operations)	n/a	n/a
A rehabilitated or abandoned mine site or mine hazards	n/a	n/a
Any industrial use	n/a	n/a
Provincial Park or Crown Lands	n/a	n/a
An active or abandoned rail line and/or trail	n/a	YES
A natural gas or petroleum pipeline	n/a	n/a
A floodplain	n/a	n/a
Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)	n/a	n/a
Fish habitat	n/a	n/a
A contaminated site	n/a	n/a
Utility Corridor, electricity generating station, transformer etc.	n/a	n/a
A Wellhead Protection Area (WHPA) or Intake Protection Zone (IPZ)	n/a	n/a

b) Is the property located within 1 km (0.6 miles) of a First Nation Reserve?

Yes  No

c) Is there a Provincially Significant Wetland (Class 1, 2 or 3) on or within 120m of the subject lands?

Yes  No

d) Do the subject lands contain any known cultural heritage, archaeological resources and/or areas of archaeological potential?

Yes  No  Unknown

<p>e) If Yes to 5 d) does the application propose to develop lands within the subject lands that contain known cultural heritage, archaeological resources and/or areas of archaeological potential?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p>	<p>If Yes to 5 d) and/or 5 e) please contact the Ministry of Citizenship and Culture to determine the need for any additional information or reports.</p>
---	---

**6. Former Land Use on the Subject Lands and Adjacent Lands**

<p>a) Has there been an Industrial or Commercial Use or an Orchard on the subject lands or adjacent lands?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>	
--	--

<p>c) Has the grading of the subject lands been changed by adding/removing earth or other material(s)?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
--

<p>d) Has a gas station been located on the subject lands or adjacent lands at any time?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
--

<p>e) Has there been petroleum or other fuel stored on the subject lands or adjacent lands?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
---

<p>f) Is there any reason to believe the subject lands may have been contaminated by former uses on the site or adjacent lands?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
---

<p>g) If yes to any of 6 a) to f) has an Environmental Site Assessment (ESA) been conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been filed?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p>
---

**7. Previous Planning Applications**

<p>a) Have the subject lands ever been the subject of an application for approval of a Minister's Zoning Order, Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Site Plan Control, Consent, Minor Variance or any other application/approval under the Planning Act?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>
---

<p>b) If yes to question 7 a) and known, provide the application file number, the status and decision made on this application:</p>
---

<p>c) Is this a resubmission of an application previously made under the Planning Act?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
---

<p>If yes to 7 c) above, what was the previously approved Land Division File Number? B</p>
--

**8. Land Use Classification**

<p>a) Existing Official Plan designation of the subject lands: Rural/Waterfront</p>
---

<p>b) Existing zoning category of the subject lands: Marginal Agriculture (MA)</p>
--

**9. Current Applications**

Is the owner or agent applying for additional consents on the subject lands concurrently with this application?  
 Yes  No

a) If yes, and known, specify File Number:

b) Are the subject lands currently the subject of an application or an Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Site Plan Control or Minor Variance (including applications before the Ontario Land Tribunal)?  
 Yes  No  Unknown

c) If yes, and known, please specify the File No:

d) Is the application consistent with the Provincial Policy Statement?  
 Yes  No  Unknown

How is the application consistent with the Provincial Policy Statement?

e) Is this application consistent with the County of Hastings' Official Plan?  
 Yes  No  Unknown

f) Are the subject lands subject to any easements and/or rights-of-way or restrictive covenants?  
 Yes  No  Unknown

g) If yes to f) and known, specify the description of the easements/right-of-way or restrictive covenants and its effect below. (A copy of the registered document may be included).  
Bell Easement - MTA6870

h) Have you pre-consulted with the County of Hastings Planning Department, Local Municipality or any other Agency (i.e. Conservation Authority, Provincial Ministries)?  
 Yes  No

i) If yes, please specify the agencies that you have pre-consulted with and provide a copy of any comments received:  
Hastings County Planner - Emily Galloway

**10. Other Information/Planning Rationale**

Please provide other background information or planning justification that you think may be useful to the Planning Department (or to any agency) when reviewing and making a decision on the application  
Benefiting land owner would like the extra acreage to use as yard space.

11. Additional Owners and Contact Information (if applicable)

12. Benefiting Land Owners and Contact Information (if applicable) Adam Hewitt P.O. Box 356, Marmora ON K0K 2M0 613-968-0696 hewittmasonry@bell.net	(Benefiting Owners must review and sign Page 10) - Please print page 10 form this <a href="#">LINK</a> and sign/notarize where needed.
--	--

**13. Background for Validation Certificate Requests**

a. If the application is regarding a Validation Certificate request, when did the contravention of Section 50 of the Planning Act, or a predecessor thereof occur?

b. Please describe the nature of the contravention (attach a schedule, if required). Please attach copies of all pertinent title documents.

**14. Date of purchase of subject land:**

Date  
2005-06-21

**15. Sketch/Site Plan**

A sketch, drawn to scale, showing the boundaries and dimensions of the subject land, the designation of adjacent properties, roads, lands etc., and the location and description of all existing buildings and structures located on the property along with setbacks to the property boundaries, is required. All copies of the sketch or survey must be coloured – red for severed lots, green for retained, yellow for easements or rights-of-ways, and orange for benefiting lot (when it is a consent for a lot addition).

**MDS I DATA COLLECTION FORM****Farm Contact Information**

Owner's Name:

Owner's Address:

Owner's Telephone:

**General Information**

Size of Barn:

Distance from livestock facility to new lot line and/or building envelope:


Distance from manure storage to the new lot line and/or building envelope:



<b>Appointment of Authorized of Agent (if applicable)</b>	
<p>Appoint and authorize the following person or organization to act as my/our agent with regard to this Application for Consent to the County of Hastings, including but not limited to receiving all correspondence, attending any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.</p>	<p>Authorized Agent: P.A. Miller Surveying</p>

<b>Please go to the link below and complete the authorization form</b>
<p>The authorization form is to be completed and uploaded with the required information and materials for a complete application. The application will not be processed until the authorization is received.</p> <p><a href="https://hastingscounty.com/sites/default/files/2026-03/Owner%20Authorization%20and%20Acknowledgment%20Form%202026.pdf">https://hastingscounty.com/sites/default/files/2026-03/Owner%20Authorization%20and%20Acknowledgment%20Form%202026.pdf</a></p> <p>If the application is for a lot addition, the benefitting owners must also sign the form and have it uploaded with the application.</p>

<b>Collection, Use and Disclosure of Information</b>
<p>a) acknowledge that personal information collected on this form is collected pursuant to the Planning Act, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;</p> <p>b) acknowledge that it is the practice of the County of Hastings, in accordance with section 1.0.1 of the Planning Act, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the County of Hastings in support of this application ("Supporting Documentation") and provided to the County by me, my agents, my consultants and my solicitors;</p> <p>c) in accordance with the Municipal Freedom of Information and Protection of Privacy Act, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the County, including copying, posting on the County's website, advertising in a newspaper, routine distribution to members of Council, and in staff reports, or releasing to a third party upon third party request;</p> <p>d) grant the County permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;</p> <p>e) grant the County of Hastings and/or the local municipality and/or their agents permission to attend, photograph and conduct inspections of the lands subject to this application as part of the County's review and processing of this application;</p>

<b>Declaration</b>	
<p>I solemnly declare that the information and material provided with my application is true and accurate to the best of my knowledge and belief. I make this solemn declaration conscientiously and knowing that it is of the same force and effect as if made under oath. I understand that my application may be considered incomplete if I provide false or misleading information and that this information may be used as evidence in any legal proceeding regarding this application. Further penalties may also apply.</p>	<p>Signature of Owner or Authorized Agent</p> <p> Signed by <b>Lindsay Newbery</b> 2026-05-19, 2:36:18 p.m. EDT</p>

**Personal Information and Freedom of Information**

Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.

Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Hastings may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Hastings, please contact the Clerk, County of Hastings, 235 Pinnacle Street, Belleville, Ontario K8N 3A9.

**Office Use Only**

Application Number

Sketch for Consent Application  
Part Lot 8,9, Concession 6  
Marmora, County of Hastings

Proposed Severance - ±7.6 Acres/±3.07Ha  
Benefiting Lands - 1 Acres/0.4Ha  
Retained Lands - ±80Acres/±32.37Ha  
Our File - 26-12826



Retained Lands  
Vacant  
Rural Zoning  
±80 ac/±32.37 ha

Severed Lands  
Vacant  
Rural Zoning  
±7.6 ac/±3.07 ha

Benefiting Lands  
Residential  
Rural Residential  
Zoning  
1 ac/0.4 ha



File No. B36/26

Owner Name: MCEWEN, Angela

Roll Number: 124114102502200

Legal Description: PT LT 8-9 CON 6 MARMORA AS IN QR659056 AND PT 3 21R12324 EXCEPT PT 4 & 6 21R12324; S/T MTA6870; MARMORA & LAKE ; COUNTY OF HASTINGS

Municipality and Former Township: Marmora & Lake

MUNICIPAL CONTROLS			
What is the current zoning for the subject property?	Marginal Agriculture		
Is the property in compliance with the zoning?	YES		
Is rezoning recommended?	YES		
ADDITIONAL INFORMATION			
Which of the following services will be available to the subject land?	School Bus	YES	
	Snow Ploughing	YES	
	Municipal Water	NO	
	Sanitary Sewers	NO	
	Electricity	YES	
	Garbage Collection	YES	
ROADS INFORMATION			
Do the lots concerned have direct access to a public road which is open and maintained year round by the municipality?	YES		
If on a Township road, is the subject road 66 ft. in width?			
Do you request road widening across the frontage of the severed or retained lands?	Severed: YES		
	Retained: YES		
ADJOINING LANDS			
What is the surrounding land currently used for?			
North: Forested	South: Residential	East: Residential	West: Forested
MUNICIPAL SERVICES			
If this application results in a new building lot, does Council consider the location to be satisfactory taking into account the rest of the municipality?	YES		
Does Council foresee new demands for municipal services as a result of this kind of application?	NO		
Does Council intend to provide new municipal services as a result of this kind of application?	NO		
RECOMMENDATIONS			
Does council wish to recommend that up to 5% of the land be set aside for public purposes under Sec.51.1 of The Planning Act?			
<b>OR</b> , alternately, does Council wish to seek authorization to accept cash to the value of 5% land under Sec. 51.1 of the Act?	YES		
If you have a Planning Board, does it recommend consent be given to this kind of application?			
Does Council recommend consent be given? If YES, why?			
Should consent be granted, what conditions, if any, would Council request to see attached?			
<ul style="list-style-type: none"> <li>• Cash in lieu of parkland in the amount of \$1,200.00</li> <li>• Zoning amendment: Severed lands be rezoned from Marginal Agriculture (MA) to Rural Residential (RR)</li> <li>• Road widening across the retained and benefitting lands, as needed</li> <li>• Taxes paid in full</li> </ul>			
<i>Please attach council resolution</i>			

Dated at Marmora, Ontario this \_\_\_\_ day of \_\_\_\_\_, 2026.

Name: Kristen M<sup>c</sup>Connell  
 Title: Municipal Clerk  
 Municipality: Marmora & Lake

**Please complete this form and return to:**  
 Liz Westerhof, Land Division Secretary  
 235 Pinnacle Street, PO Bag 4400, Belleville, Ontario K8N 3A9  
 Facsimile: 613-966-7654  
 Email: [westerhof@hastingscounty.com](mailto:westerhof@hastingscounty.com)



235 Pinnacle Street  
 Post Bag 4400  
 Belleville, ON  
 K8N 3A9

June 22, 2026

**PRELIMINARY REPORT**

**File information**

**Agent/Owner:** DAVIDSON, Sharron (Owner – Subject Lands); DAVISION, Sharon & Water (Owners – Benefiting Lands)  
**Civic Address:** Centre Line Road (Subject Lands); 1082 Centre Line Road (Benefiting Lands)  
**Legal Description:** Part of Lot 15, Concession 6, Part 1 on Registered Plan 21R-6524, Part 2 on Registered Plan 21R-5774; (Marmora) (Subject Lands) Part of Lot 15, Concession 6, Part 2 on Registered Plan 21R-6524, (Marmora) (Benefiting Lands)

<b>Severed Lot</b>	<b>Frontage:</b> 33.5 m (109.9 ft) Centre Line Rd	<b>Area:</b> 0.7 ha (1.7 ac)
<b>Retained Lot</b>	<b>Frontage:</b> 46.0 m (150.9 ft) Centre Line Rd	<b>Area:</b> 0.9 ha (2.2 ac)
<b>Benefiting Lot</b>	<b>Frontage:</b> 127.5 m (418.4 ft) Centre Line Rd	<b>Area:</b> 4.6 ha (11.4 ac)
<b>Official Plan Designation</b>	Rural/Waterfront & Natural Heritage Linkage	
<b>Current Zoning</b>	Rural Residential (RR) Zone (Subject Lands); Marginal Agriculture (MA) Zone (Benefiting Lands)	
<b>Previous Consents</b>	B163/23 (Severance)	
<b>Type of Consent(s)</b>	New Lot ( )	Lot Addition ( <b>X</b> ) Other: ( )

The County of Hastings has received the above mentioned application for severance. Further review and site inspection will be undertaken that may result in additional comments and conditions being incorporated into the final recommendation. Should you have any questions or require additional information regarding this preliminary report, please contact me at this office. After a preliminary review we offer the following comments:

**Description of Proposal**

The purpose of this application is for a lot addition. The subject lands are located east of Centre Line Road and are generally characterised by forested area. The application proposes a severance of approximately 33.5 metres (109.9 feet) of frontage on Centre Line Road and an approximate area of 0.7 hectares (1.7 acres). The benefiting lands have approximately 127.5 metres (418.4 feet) of frontage on Centre Line Road with an approximate area of 4.6 hectares (11.4 acres). The resulting lot, being the combination of the severed and benefiting lot, will have approximately 161.0 metres (528.2 feet) of frontage on Centre Line Road with an approximate area of 5.3 hectares (13.1 acres). The proposed retained lands will have approximately 46.0 metres (150.9 feet) of frontage on Centre Line Road with an approximate area of 0.9 hectares (2.2 acres). The proposed benefiting lands are built out with a dwelling whereas the retained lands will be vacant. The purpose of the lot addition is to adjust the lot lines of the properties, as the garage for the dwelling on the benefiting lands is located on the subject lands.

**Planning Act**

The subject application appears to be complete. This application appears to satisfy the requirements of Section 53 of the Planning Act.

### **Provincial Planning Statement**

The subject lands are located in a Rural Area as defined in Section 8 of the Provincial Planning Statement, 2024 (PPS). Sections 2.5 Rural Areas in Municipalities and 2.6 Rural Lands in Municipalities guide rural development.

On rural lands, locally appropriate development is permitted (Section 2.6.1. c) provided that the development is compatible and can be sustained by rural infrastructure (Section 2.6.2), avoiding the need for unjustified/uneconomical expansion of infrastructure (Section 2.6.3). A lot addition that does not result in any new development and can be considered locally appropriate.

### **Official Plan**

The subject lands are designated **Rural/Waterfront** and **Natural Heritage Linkage** in the County of Hastings Official Plan.

This application appears to conform to Section 6.3.1.4 of the Official Plan in terms of the maximum number of severances allowed from an original 1998 land holding.

Development within the **Rural/Waterfront** designation must comply with the Minimum Distance Separation I (MDS1) Formulae. As this application is for a lot addition that will not result in a new development right, the MDS calculation is satisfied for this application.

While there are no areas on the subject or benefiting lots that are designated as **Environmental Protection**, Crowe Valley Conservation Authority will be circulated for review and comment, as it appears that their screening area is present. As the application is for a lot addition that will not result in a new development right, negative comments are not anticipated.

The benefiting lands are part of a **Natural Heritage Linkage**. The maintenance, restoration, or improvement of natural features on the benefiting lands is encouraged as part of the restoration of the natural heritage (4.3.1.2).

Based on preliminary review, it appears that the application conforms to the policies of the Official Plan.

### **Zoning By-law**

The subject lands are zoned the **Rural Residential (RR) Zone**. The be consistent with the benefiting lands, the severed be rezoned to the **Marginal Agriculture (MA) Zone**. The retained and benefiting lots do not require a rezoning as it will exceed the minimum standards for frontage and area of their current zones.

### **Servicing/Roads/Other**

Official Plan policies require the demonstration of adequate servicing for new lot creation (Section 6.3.6.1 b) ii)). As this application is for a lot addition and will not result in a new development right, this condition is not required.

The Municipality is encouraged to consider requiring the applicant to convey lands for the purpose of road widening to the Municipality across the frontage of the proposed severed lands, as necessary. The Municipality may also wish to consider the need for a safe site entrance to the proposed retained lands.

The applicant will be required to provide confirmation from their solicitor that the severed and benefiting lands will merge on title. Alternatively, to affect a merge in title of the severed lot and the benefiting lot, road widening along the frontage of the benefiting lot shall be conveyed to the Municipality of Marmora and Lake to their satisfaction.

It will be required that the applicant's solicitor confirm that the severed and benefiting lands would merge on title; the typical "PIN Consolidation" condition will also be required.

Should you have any questions or require additional information, please contact the undersigned.

Sincerely,

A handwritten signature in cursive script, appearing to read "Emily Galloway".

Emily Galloway, RPP, MCIP  
Planner

<b>For use by Principal Authority</b>
Cloudpermit application number CA-3512-P-2026-108
Roll number 1241141015246000000
Application submitted to Hastings County, ON, Ontario

<b>Description of Subject Property</b>
Address CENTER LINE RD
Municipality Hastings County, ON, Ontario
Roll number 1241141015246000000

<b>Purpose of Application</b>
Application type Consent

<b>Applicant, Authorized Agent, Registered Owner</b>		
Last name Davidson	First name Walt	Corporation or partnership
Street address 1082 Centre Line Road	Unit number	Lot / Con.
Municipality Marmora and Lake	Province Ontario	Postal code K0K2M0
Other phone	Mobile phone +1 613-743-3393	
Fax	Email walt.davidson@outlook.com	

## Declaration and Signatures

### Applicant

I, Walt Davidson, do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership. By signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.


### Notice with respect to collection of personal information

I/We also acknowledge that the information requested on this application is collected under the authority of The Planning Act, R.S.O. 1990, Chapter P13, as amended. The information is required in order to process the application to the Committee of Adjustment. The name and business address of the Applicant and/or authorized Agent is public information. The address of the property, which is the subject of the application, is also public information. Please be advised that any personal information i.e. name and address may become part of a public record in an electronic form, i.e. web site and/or paper format, i.e. agenda or minutes.

### Species at risk acknowledgement

Ontario's Endangered Species Act protects endangered and threatened species — animals and plants in decline and at risk of disappearing from the province by restricting activities that may affect these plants, animals or their habitats.

I acknowledged that it is my sole responsibility as the Applicant to comply with the provisions of the Endangered Species Act, 2007, S. O. c.6. This could require me to register an activity, get a permit or other authorization from the Ministry of Natural Resources and Forestry (MNRF) prior to conducting an activity that could impact an endangered or threatened plant or animal or its habitat. I further acknowledge that any Planning Act, R.S.O. 1990, c.P.13 approval given by the City does not constitute an approval under the Endangered Species Act, nor does it absolve me from seeking the necessary authorization, approvals or permits from the MNRF prior to conducting any activity that may affect an endangered or threatened plant or animal or its habitat.

 Digitally signed on 2026-06-16, 10:14:04 a.m. EDT by Walt Davidson.

**Note to Applicant: All questions must be answered or application may be returned. Application Fee of \$1200.00 must accompany fully completed application. It is strongly advised the applicant complete a Pre-Consultation Review with the County of Hastings Planning Department.**

Have you done so: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date 2026-06-16	If yes, were there any Studies required? (i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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**Retained Lands**

<p>PLANNING ACT REVISION SECTION 53</p> <p>(42.1) If a consent has been given under this section to a conveyance of a part of a parcel of land and the consent did not stipulate that subsection 50(3) or (5) applies to any subsequent conveyance or other transaction, the clerk of the municipality or the Minister, as the case may be, shall give the same form of certificate described in subsection (42) to the applicant for the retained land resulting from the consent, if the applicant, in making the application for consent,</p> <p>a) requests that the certificate be given; and</p> <p>b) provides a registrable legal description of the retained lands</p>	<p>Please Note:</p> <ul style="list-style-type: none"><li>• The need for an additional certificate should be confirmed/discussed with your solicitor.</li><li>• This request is to be made at the time of application being submitted.</li><li>• A FEE is required for the retained consent certificate issued. For current fee amounts on the retained certificate, call the Land Division Office at 613-966-1311, ext. 4002 or 4008 at the time of Certificate Issuance</li><li>• For each Certificate requested - the Owner's lawyer will provide a completed electronic transfer document in preparation and provide the required statement as set out in the Act (Section 14.2 O.Reg 786/21).</li></ul> <p>IMPORTANT: County staff cannot advise regarding the applicability of an additional</p> <p>certificate for a retained lot. It is recommended that you discuss this with your solicitor.</p>	<p>Do you need an additional certificate for the Retained Lands?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
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**Registered Owner(s)**

If more than one owner with different contact information please provide further contact information in section 11 below.

Email address:

**Authorized Agent**

If the application will be represented by someone other than the registered owner(s), please specify.

Email Address:

Communication – Please specify where communication (phone, mail and email) should be directed:

Owner  Authorized Agent

**1. Name of person(s), if known, to whom land or interest in land is intended to be transferred, leased or charged:**

Name of person(s), if known, to whom land or interest in land is intended to be transferred, leased or charged

**2. Purpose of the Application**

Purpose of the Application Lot Addition	
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**3. Description of Subject Lands (include any abutting property registered under the same ownership)**

Municipality: Marmora and Lake Township	Former Geographic Township: Marmora	Municipal Address or Street/Road: 1082 Centre Line Road	Lot: 15	Concession: 6
PIN(s): 401590073	Registered Plan No.:	Lot/Block: 15	Reference Plan No.:	Part No.: Part1 21R6524 and Part2 21R5774
Total Lot Area: 3.86 Acres	Total Lot Frontage: 79.25 Meters	Do you own any adjoining lands? If so, please describe: Con6 PT Lot 15RP21R6524PTPart2	Assessment Roll No. 12-41-141-015-24620-0000	

**4. Description of Proposal**

a)

	<b>Severed Land (and/or Easement)</b>	<b>Retained Land</b>	<b>Benefiting Land (if applicable)</b>
Frontage (m)	33.53 Meters	45.72 Meters	128.7 Meters
Depth (m)	198.75 Meters	192.79 Meters	296.68 Meters
Area (ac/ha/m2)	1.67 Acres	2,19 Acres	11.38 Acres
Existing Use	Rural Residential	Rural Residential	Rural Residential
Proposed Use	Rural Residential	Rural Residential	Rural Residential
No. of Existing Buildings/Structures	One	One	One
No. of Proposed Buildings/Structures	N/A	Unknown	N/A
Dimensions of Existing Buildings/Structures	18.29Meter X 11.58 Meters	12.19 Meters X 7.32 Meters	9.14 Meters X 21.34 Meters
Dimensions of Proposed Buildings/Structures	Unknown	Unknown	N/A

b) Type of Sewage Disposal:

Private/Individual       Public/Municipal

Other:

c) Type of Water Supply:

Private/Individual       Public/Municipal

Other:

d) Type of Stormwater Drainage Proposed:

Sewers       Road Side Ditches       Swales

Other

e) Type of Access Proposed:

Provincial Highway       Municipal Road (Maintained Year Round)       Water

Private (Right-of-Way)       Municipal Road (Seasonal)       Other:

f) If only water access is proposed, below, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public access.

g) If a lot addition, identify the lands to which the parcel will be added.

**5. Land Uses/Features:**

a) Are any of the following uses or features on the subject lands and/or within 500 metres of the subject lands: (Please indicate if it applies with a 'Yes' and an 'N/A' if it does not. Any features indicated with a 'Yes' please identify on your sketch).

	<b>On Subject Lands</b>	<b>Within 500 Metres</b>
An agricultural operation (any livestock facility, occupied or vacant, including manure storage) If yes, please fill in information on MDS I DATA COLLECTION FORM below for each operation.	Yes	Yes
A landfill (active or non-operating)	N/A	N/A
A sewage treatment plant or waste stabilization pond	N/A	N/A
A Municipal or Federal Airport (including an aerodrome)	N/A	N/A
An active mine site or aggregate operation (within 1000 m) (specify mine site or aggregate operations)	N/A	N/A
A rehabilitated or abandoned mine site or mine hazards	N/A	N/A
Any industrial use	N/A	N/A
Provincial Park or Crown Lands	N/A	N/A
An active or abandoned rail line and/or trail	N/A	N/A
A natural gas or petroleum pipeline	N/A	N/A
A floodplain	N/A	N/A
Significant wildlife habitat and/or significant habitat of Species at Risk (including but not limited to endangered and threatened species)	N/A	N/A
Fish habitat	N/A	N/A
A contaminated site	N/A	N/A
Utility Corridor, electricity generating station, transformer etc.	N/A	N/A
A Wellhead Protection Area (WHPA) or Intake Protection Zone (IPZ)	N/A	N/A

b) Is the property located within 1 km (0.6 miles) of a First Nation Reserve?

Yes  No

c) Is there a Provincially Significant Wetland (Class 1, 2 or 3) on or within 120m of the subject lands?

Yes  No

d) Do the subject lands contain any known cultural heritage, archaeological resources and/or areas of archaeological potential?

Yes  No  Unknown

<p>e) If Yes to 5 d) does the application propose to develop lands within the subject lands that contain known cultural heritage, archaeological resources and/or areas of archaeological potential?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p>	<p>If Yes to 5 d) and/or 5 e) please contact the Ministry of Citizenship and Culture to determine the need for any additional information or reports.</p>
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**6. Former Land Use on the Subject Lands and Adjacent Lands**

<p>a) Has there been an Industrial or Commercial Use or an Orchard on the subject lands or adjacent lands?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>	
<p>c) Has the grading of the subject lands been changed by adding/removing earth or other material(s)?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>	
<p>d) Has a gas station been located on the subject lands or adjacent lands at any time?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>	
<p>e) Has there been petroleum or other fuel stored on the subject lands or adjacent lands?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>	
<p>f) Is there any reason to believe the subject lands may have been contaminated by former uses on the site or adjacent lands?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown</p>	
<p>g) If yes to any of 6 a) to f) has an Environmental Site Assessment (ESA) been conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been filed?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown</p>	

**7. Previous Planning Applications**

<p>a) Have the subject lands ever been the subject of an application for approval of a Minister's Zoning Order, Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Site Plan Control, Consent, Minor Variance or any other application/approval under the Planning Act?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown</p>
<p>b) If yes to question 7 a) and known, provide the application file number, the status and decision made on this application:</p>
<p>c) Is this a resubmission of an application previously made under the Planning Act?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>If yes to 7 c) above, what was the previously approved Land Division File Number? B</p>

**8. Land Use Classification**

<p>a) Existing Official Plan designation of the subject lands: Rural/Waterfront</p>
<p>b) Existing zoning category of the subject lands: Rural Residential</p>

**9. Current Applications**

Is the owner or agent applying for additional consents on the subject lands concurrently with this application?  
 Yes  No

a) If yes, and known, specify File Number:

b) Are the subject lands currently the subject of an application or an Official Plan Amendment, Zoning By-Law Amendment, Plan of Subdivision, Site Plan Control or Minor Variance (including applications before the Ontario Land Tribunal)?  
 Yes  No  Unknown

c) If yes, and known, please specify the File No:

d) Is the application consistent with the Provincial Policy Statement?  
 Yes  No  Unknown

How is the application consistent with the Provincial Policy Statement?  
Application conforms to the official plan and therefore consistent to the Provincial Policy Statement.

e) Is this application consistent with the County of Hastings' Official Plan?  
 Yes  No  Unknown

f) Are the subject lands subject to any easements and/or rights-of-way or restrictive covenants?  
 Yes  No  Unknown

g) If yes to f) and known, specify the description of the easements/right-of-way or restrictive covenants and its effect below. (A copy of the registered document may be included).

h) Have you pre-consulted with the County of Hastings Planning Department, Local Municipality or any other Agency (i.e. Conservation Authority, Provincial Ministries)?  
 Yes  No

i) If yes, please specify the agencies that you have pre-consulted with and provide a copy of any comments received:

**10. Other Information/Planning Rationale**

Please provide other background information or planning justification that you think may be useful to the Planning Department (or to any agency) when reviewing and making a decision on the application  
Part 1 21R5774 is a small less than one acre lot combining some of Part 21R6524 would give a lot size of f 2.5 acres .

11. Additional Owners and Contact Information (if applicable)

12. Benefiting Land Owners and Contact Information (if applicable)	(Benefiting Owners must review and sign Page 10) - Please print page 10 form this <a href="#">LINK</a> and sign/notarize where needed.
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**13. Background for Validation Certificate Requests**

a. If the application is regarding a Validation Certificate request, when did the contravention of Section 50 of the Planning Act, or a predecessor thereof occur?

b. Please describe the nature of the contravention (attach a schedule, if required). Please attach copies of all pertinent title documents.

**14. Date of purchase of subject land:**

Date  
1984-05-02

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**15. Sketch/Site Plan**

A sketch, drawn to scale, showing the boundaries and dimensions of the subject land, the designation of adjacent properties, roads, lands etc., and the location and description of all existing buildings and structures located on the property along with setbacks to the property boundaries, is required. All copies of the sketch or survey must be coloured – red for severed lots, green for retained, yellow for easements or rights-of-ways, and orange for benefiting lot (when it is a consent for a lot addition).

**MDS I DATA COLLECTION FORM****Farm Contact Information**

Owner's Name: Shannon & Frank Dwyer	Owner's Address: Lot 6 Con 14 Marmora and Lake Twp	Owner's Telephone: 613-707-6102
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**General Information**

Size of Barn:  
Unknown

Distance from livestock facility to new lot line and/or building envelope:  
416 meters


Distance from manure storage to the new lot line and/or building envelope:  
N/A



Appointment of Authorized of Agent (if applicable)	
<p>Appoint and authorize the following person or organization to act as my/our agent with regard to this Application for Consent to the County of Hastings, including but not limited to receiving all correspondence, attending any hearings, fulfilling any conditions and providing any approvals or consents and ratify, confirm and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.</p>	<p>Authorized Agent:</p>

Please go to the link below and complete the authorization form
<p>The authorization form is to be completed and uploaded with the required information and materials for a complete application. The application will not be processed until the authorization is received.</p> <p><a href="https://hastingscounty.com/sites/default/files/2026-03/Owner%20Authorization%20and%20Acknowledgment%20Form%202026.pdf">https://hastingscounty.com/sites/default/files/2026-03/Owner%20Authorization%20and%20Acknowledgment%20Form%202026.pdf</a></p> <p>If the application is for a lot addition, the benefitting owners must also sign the form and have it uploaded with the application.</p>

Collection, Use and Disclosure of Information
<p>a) acknowledge that personal information collected on this form is collected pursuant to the Planning Act, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;</p> <p>b) acknowledge that it is the practice of the County of Hastings, in accordance with section 1.0.1 of the Planning Act, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the County of Hastings in support of this application ("Supporting Documentation") and provided to the County by me, my agents, my consultants and my solicitors;</p> <p>c) in accordance with the Municipal Freedom of Information and Protection of Privacy Act, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the County, including copying, posting on the County's website, advertising in a newspaper, routine distribution to members of Council, and in staff reports, or releasing to a third party upon third party request;</p> <p>d) grant the County permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;</p> <p>e) grant the County of Hastings and/or the local municipality and/or their agents permission to attend, photograph and conduct inspections of the lands subject to this application as part of the County's review and processing of this application;</p>

Declaration	
<p>I solemnly declare that the information and material provided with my application is true and accurate to the best of my knowledge and belief. I make this solemn declaration conscientiously and knowing that it is of the same force and effect as if made under oath. I understand that my application may be considered incomplete if I provide false or misleading information and that this information may be used as evidence in any legal proceeding regarding this application. Further penalties may also apply.</p>	<p>Signature of Owner or Authorized Agent</p> <p> Signed by <b>Walt Davidson</b> 2026-06-12, 12:40:01 p.m. EDT</p>

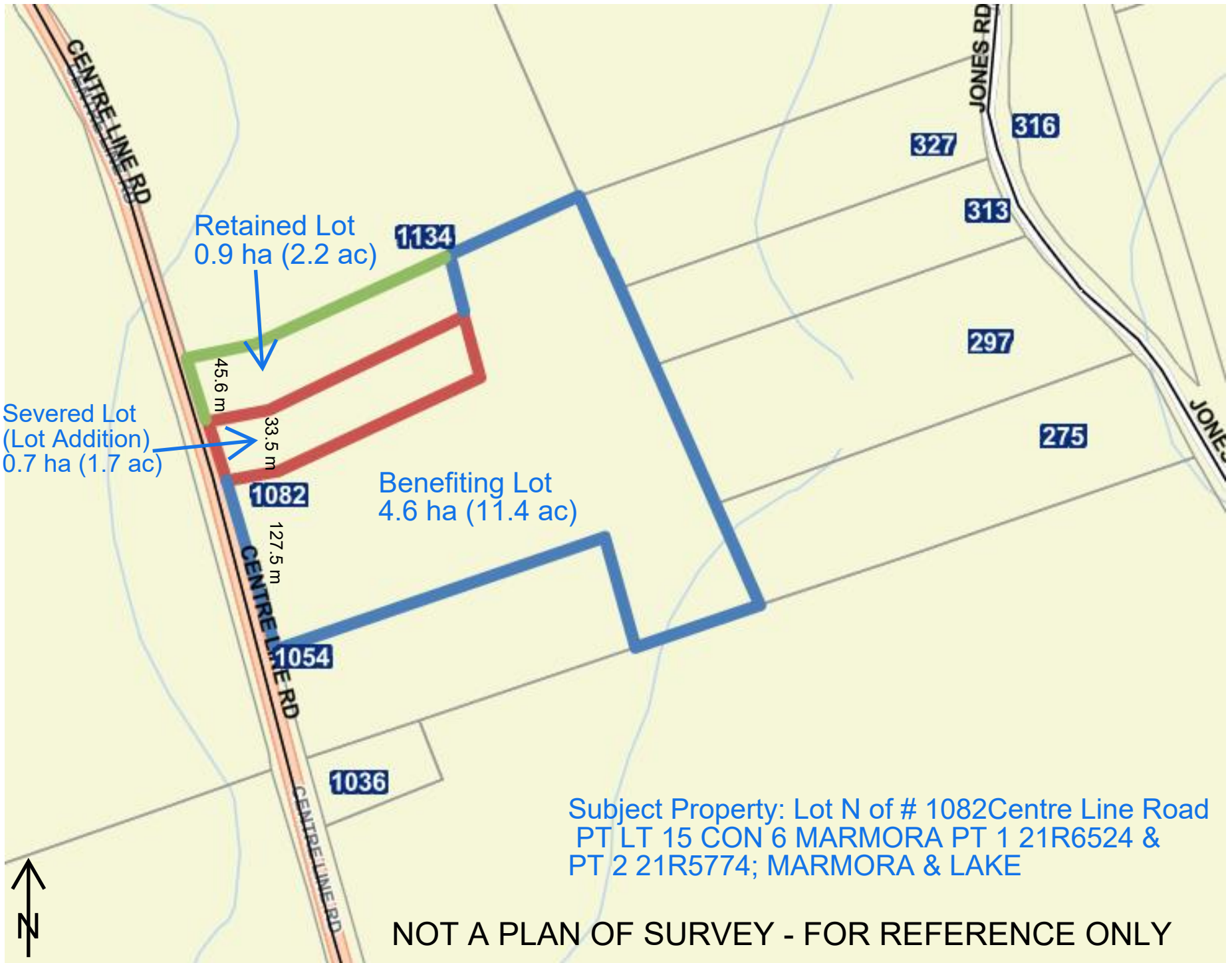
**Personal Information and Freedom of Information**

Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.

Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Hastings may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Hastings, please contact the Clerk, County of Hastings, 235 Pinnacle Street, Belleville, Ontario K8N 3A9.

**Office Use Only**

Application Number



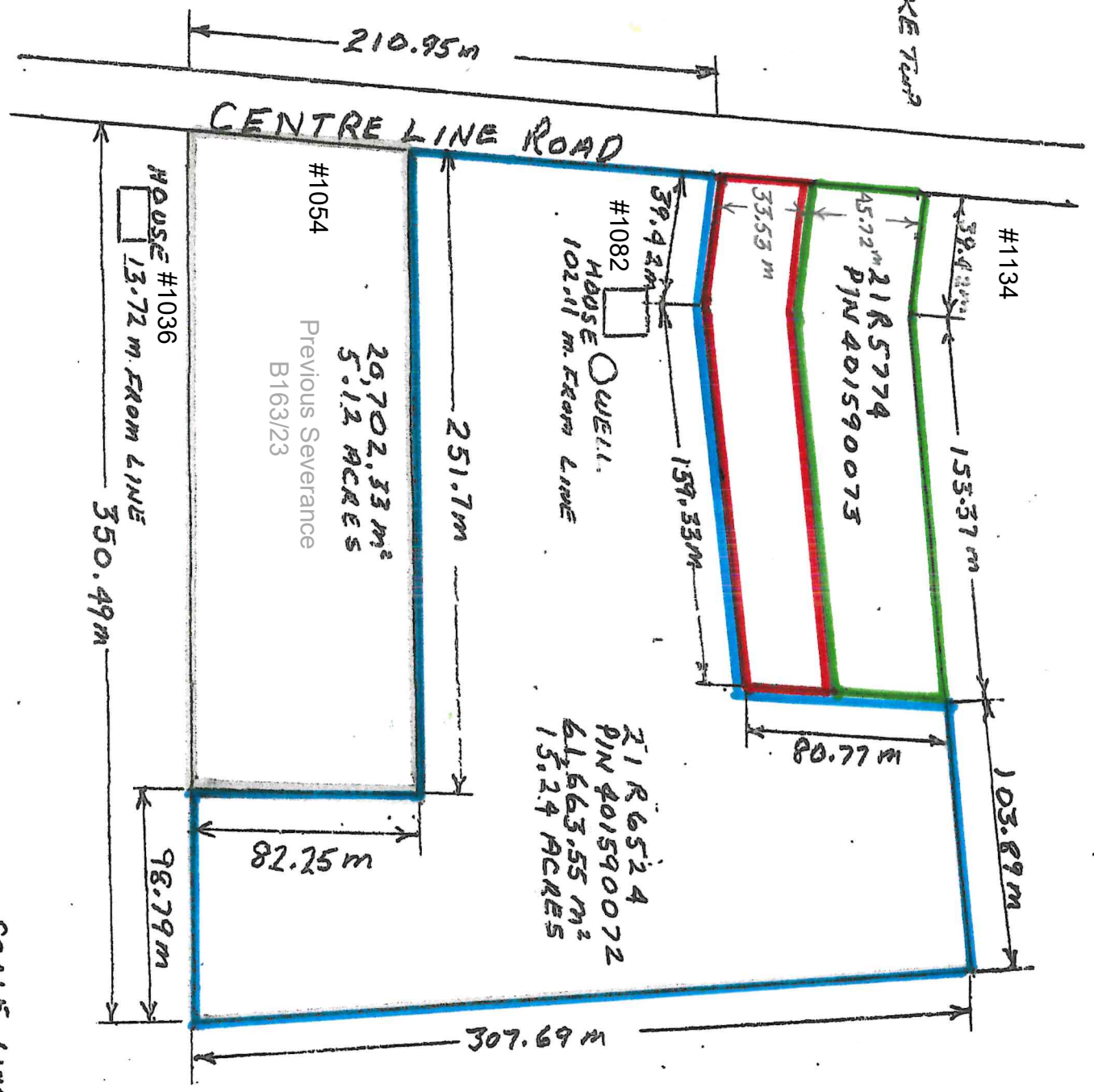
Subject Property: Lot N of # 1082 Centre Line Road  
PT LT 15 CON 6 MARMORA PT 1 21R6524 &  
PT 2 21R5774; MARMORA & LAKE

NOT A PLAN OF SURVEY - FOR REFERENCE ONLY

NOT A PLAN OF SURVEY - FOR REFERENCE ONLY

LOT 15  
CON 6

MARMORA AND LAKE TWP



SCALE 1 INCH = 200 FEET.

File No. B43/26

Owner Names: DAVIDSON, Walter & Sharon

Roll Number: 124114101524600

Legal Description: PT LT 15 CON 6 MARMORA PT 1 21R6524 & PT 2 21R5774; MARMORA & LAKE ; COUNTY OF HASTINGS

Municipality and Former Township: Marmora & Lake

MUNICIPAL CONTROLS			
What is the current zoning for the subject property?	Rural Residential		
Is the property in compliance with the zoning?	YES		
Is rezoning recommended?	YES		
ADDITIONAL INFORMATION			
Which of the following services will be available to the subject land?	School Bus	YES	
	Snow Ploughing	YES	
	Municipal Water	NO	
	Sanitary Sewers	NO	
	Electricity	YES	
	Garbage Collection	YES	
ROADS INFORMATION			
Do the lots concerned have direct access to a public road which is open and maintained year round by the municipality?	YES		
If on a Township road, is the subject road 66 ft. in width?			
Do you request road widening across the frontage of the severed or retained lands?	Severed: YES		
	Retained: YES		
ADJOINING LANDS			
What is the surrounding land currently used for?			
North: Forested	South: Forested	East: Forested	West: Forested
MUNICIPAL SERVICES			
If this application results in a new building lot, does Council consider the location to be satisfactory taking into account the rest of the municipality?	YES		
Does Council foresee new demands for municipal services as a result of this kind of application?	NO		
Does Council intend to provide new municipal services as a result of this kind of application?	NO		
RECOMMENDATIONS			
Does council wish to recommend that up to 5% of the land be set aside for public purposes under Sec.51.1 of The Planning Act?			
<b>OR</b> , alternately, does Council wish to seek authorization to accept cash to the value of 5% land under Sec. 51.1 of the Act?	YES		
If you have a Planning Board, does it recommend consent be given to this kind of application?			
Does Council recommend consent be given? If YES, why?			
Should consent be granted, what conditions, if any, would Council request to see attached?			
<ul style="list-style-type: none"><li>• Cash in lieu of parkland in the amount of \$1,200.00</li><li>• Zoning amendment: Severed lands be rezoned from Rural Residential (RR) to Marginal Agriculture (MA)</li><li>• Road widening across the severed and retained lands, as needed</li><li>• Safe site entrance required</li><li>• Taxes paid in full</li></ul>			
<i>Please attach council resolution</i>			

Dated at Marmora, Ontario this \_\_\_\_ day of \_\_\_\_\_, 2026.

Name: Kristen McConnell  
Title: Municipal Clerk  
Municipality: Marmora & Lake

**Please complete this form and return to:**  
Liz Westerhof, Land Division Secretary  
235 Pinnacle Street, PO Bag 4400, Belleville, Ontario K8N 3A9  
Facsimile: 613-966-7654  
Email: [westerhof@hastingscounty.com](mailto:westerhof@hastingscounty.com)



**THE CORPORATION OF THE MUNICIPALITY OF MARMORA AND LAKE**  
**BYLAW NUMBER 2026-40P**

A bylaw to amend Comprehensive Zoning Bylaw No. 2003-11, as amended.

**WHEREAS** Bylaw No. 2003-11, as amended, is the Comprehensive Zoning Bylaw governing the lands located within the Corporation of the Municipality of Marmora and Lake;

**WHEREAS** the Council of the Corporation of the Municipality of Marmora and Lake, having received and reviewed an application to amend Bylaw No. 2003-11 for the Corporation of the Municipality of Marmora and Lake, legally described as CON 7 PT LOT 9 RP; 21R18356 PART 2 (Geographic Township of Marmora), is in agreement with the proposed changes;

**AND WHEREAS** authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

**NOW, THEREFORE**, the Council of the Corporation of the Municipality of Marmora and Lake enacts as follows:

1. **THAT** SCHEDULE 'A' to Bylaw No. 2003-11, as amended, is hereby amended by changing the zone category from RRC to RR thereon in accordance with Schedule '1' attached hereto;
2. **THAT** Schedule '1' attached hereto forms part of this bylaw;
3. **THAT** this bylaw shall come into force and take effect pursuant to the provisions of and the regulations made under the Planning Act, R.S.O., 1990, c.P.13, as amended.

READ A FIRST TIME this 7<sup>th</sup> day of July, 2026  
READ A SECOND TIME this 7<sup>th</sup> day of July, 2026  
READ A THIRD TIME this 7<sup>th</sup> day of July, 2026

PASSED IN OPEN COUNCIL this 7<sup>th</sup> day of July, 2026

\_\_\_\_\_  
Mayor (Jan O'Neill)

\_\_\_\_\_  
Municipal Clerk (Kristen M<sup>c</sup>Connell)

# CORPORATION OF THE MUNICIPALITY OF MARMORA & LAKE SCHEDULE '1'

**BYLAW NO. 2026-40P**  
**THIS IS SCHEDULE '1' TO BYLAW NO. 2026-40P AMENDING**  
**COMPREHENSIVE ZONING BYLAW 2003-11, AS AMENDED, FOR THE**  
**MUNICIPALITY OF MARMORA & LAKE**

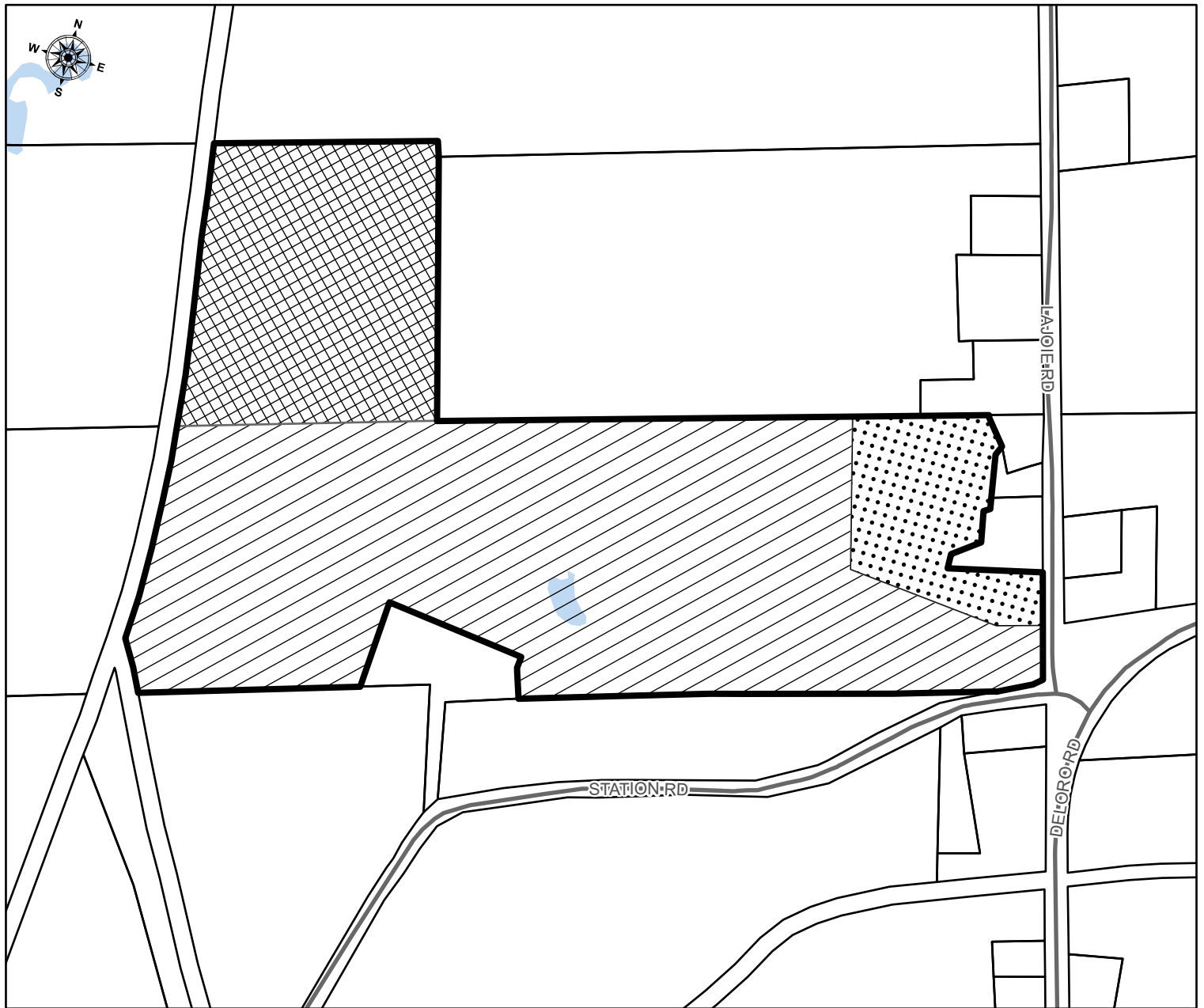
**PASSED THIS 7th DAY OF JULY, 2026.**

Jan O'Neill,

Mayor





Kristen McConnell,

Clerk



**LOCATION OF SUBJECT LANDS**

Part of lot 9, Marmora Concession 7,  
 Part 2 of RP 21R18356  
 783 Station Rd,  
 Municipality of Marmora & Lake

-  Subject Lands
-  Lands to be rezoned from the Resort/Recreational Commercial (RRC) Zone to the Rural Residential (RR) Zone.
-  Lands to remain the Resort/Recreational Commercial (RRC) Zone.
-  Lands to remain zoned the Marginal Agriculture (MA) Zone.





**THE CORPORATION OF THE MUNICIPALITY OF MARMORA AND LAKE**  
**BYLAW NUMBER 2026-41P**

A bylaw to amend Comprehensive Zoning Bylaw No. 2003-11, as amended.

**WHEREAS** Bylaw No. 2003-11, as amended, is the Comprehensive Zoning Bylaw governing the lands located within the Corporation of the Municipality of Marmora and Lake;

**WHEREAS** the Council of the Corporation of the Municipality of Marmora and Lake, having received and reviewed an application to amend Bylaw No. 2003-11 for the Corporation of the Municipality of Marmora and Lake, legally described as PLAN 83 LOT 2 ES BURSTHALL; ST (Geographic Township of Marmora), is in agreement with the proposed changes;

**AND WHEREAS** authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

**NOW, THEREFORE**, the Council of the Corporation of the Municipality of Marmora and Lake enacts as follows:

1. **THAT** Bylaw No. 2003-11, as amended, is hereby amended by the addition of the following subsection 13.5.9 of Section 13 entitled "R2 - Residential Second Density Zone" immediately after item 13.5.8 thereof:

**"13.5.9 Residential Second Density No. 9 (R2-9) Zone**

Notwithstanding any other provisions of this bylaw to the contrary, within the Residential Second Density (R2-9) Exception No. 9 Zone the following shall apply:

- a. The minimum frontage for a semi-detached dwelling use shall be 20 metres
- b. The minimum frontage for a lot containing a semi-detached dwelling unit shall be 10 metres
- c. The minimum area for a lot containing a semi-detached dwelling unit shall be 500 square metres
- d. The only permitted uses for a lot with less than 10 metres of frontage shall be a semi-detached dwelling unit and accessory uses/structures.

All other provisions of the Residential Second Density Zone (R2) Zone and this bylaw shall apply."

2. **THAT** SCHEDULE 'A' to Bylaw No. 2003-11, as amended, is hereby amended by changing the zone category from CF to R2-9 thereon in accordance with Schedule '1' attached hereto;
3. **THAT** Schedule '1' attached hereto forms part of this bylaw; and

4. **THAT** this bylaw shall come into force and take effect pursuant to the provisions of and the regulations made under the Planning Act, R.S.O., 1990, c.P.13, as amended.

READ A FIRST TIME this 7<sup>th</sup> day of July, 2026  
READ A SECOND TIME this 7<sup>th</sup> day of July, 2026  
READ A THIRD TIME this 7<sup>th</sup> day of July, 2026

PASSED IN OPEN COUNCIL this 7<sup>th</sup> day of July, 2026

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Mayor (Jan O'Neill)

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Municipal Clerk (Kristen M<sup>c</sup>Connell)

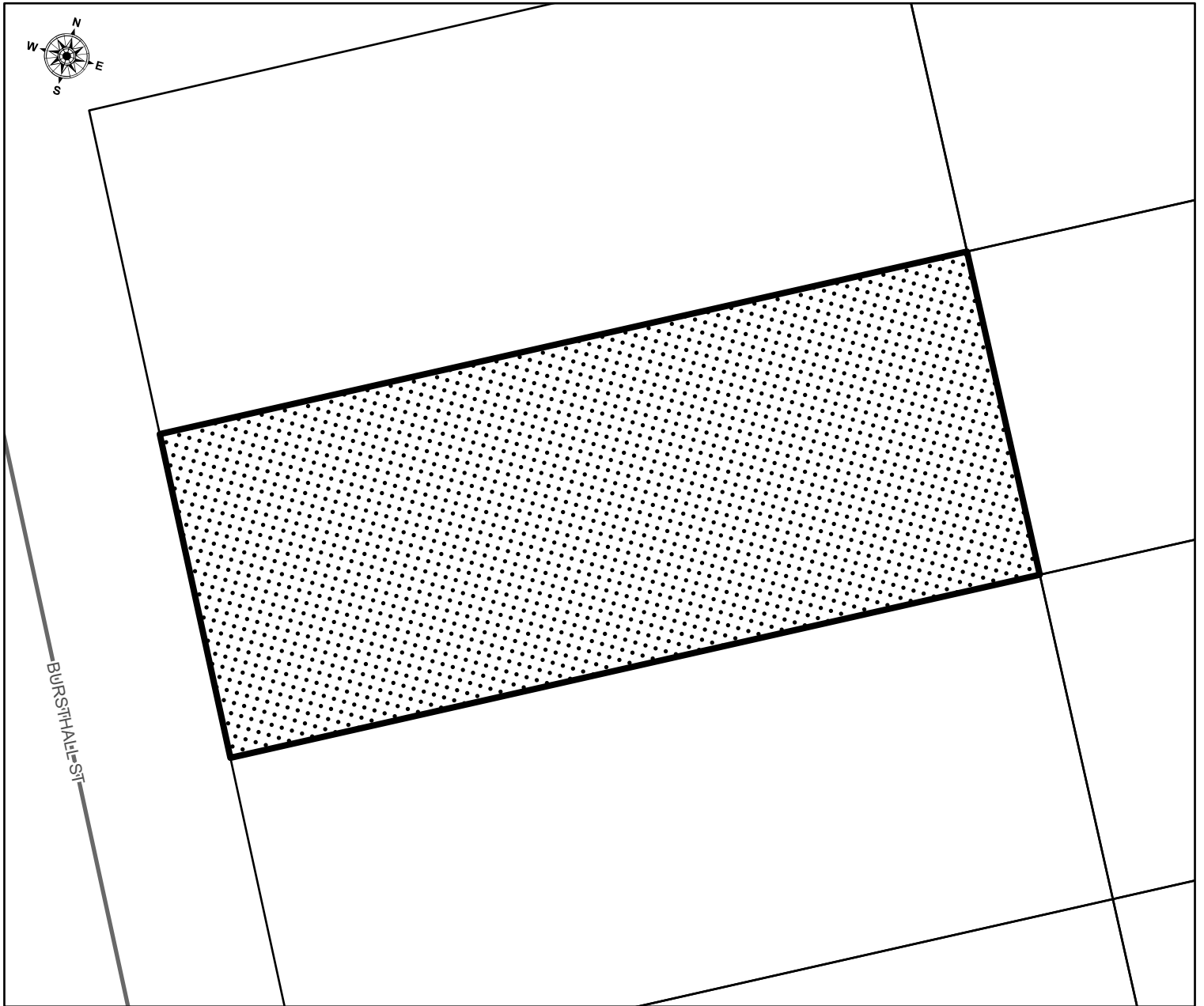
# CORPORATION OF THE MUNICIPALITY OF MARMORA & LAKE SCHEDULE '1'

**BYLAW NO. 2026-41P  
THIS IS SCHEDULE '1' TO BYLAW NO. 2026-41P AMENDING  
COMPREHENSIVE ZONING BYLAW 2003-11, AS AMENDED, FOR THE  
MUNICIPALITY OF MARMORA & LAKE**

**PASSED THIS 7th DAY OF JULY, 2026.**

Jan O'Neill, Mayor


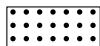
Kristen McConnell, Clerk



**LOCATION OF SUBJECT LANDS**

Plan 83, Lot 2 ES Bursthall; ST,  
Bursthall St,  
Marmora Village,  
Municipality of Marmora & Lake



-  Subject Lands
-  Lands to be rezoned from the Community Facility (CF) Zone to the Residential Second Density - Exception 9 (R2-9) Zone.





**THE CORPORATION OF THE MUNICIPALITY OF MARMORA AND LAKE**  
**BYLAW NUMBER 2026-43P**

A bylaw to exempt Lot 2 of Plan 83 from Part Lot Control, Section 50 (5) of the Planning Act.

**WHEREAS** subsection 50(5) of the Planning Act, R.S.O. 1990, c. P.13, as amended, establishes part lot control on lands within registered plans of subdivision;

**AND WHEREAS** subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended, authorizes a municipality to pass a bylaw exempting certain lands from the provisions of part lot control;

**AND WHEREAS** Habitat for Humanity Prince Edward-Hastings has applied to the Council of the Corporation of the Municipality of Marmora and Lake requesting that a bylaw be enacted under the provisions of subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**NOW, THEREFORE**, the Council of the Corporation of the Municipality of Marmora and Lake enacts as follows:

1. **THAT** subsection 50(5) of the Planning Act R.S.O. 1990, c. P.13, as amended, does not apply to Lot 2, East of Bursthall Street, of Registered Plan 83 in the Municipality of Marmora and Lake;
2. **THAT** this bylaw shall come into force and take effect pursuant to the provisions of and regulations made under the Planning Act R.S.O., 1990, c. P.13, as amended, and
3. **THAT** this bylaw shall expire on July 7<sup>th</sup>, 2028.

READ A FIRST TIME this 7<sup>th</sup> day of July, 2026  
READ A SECOND TIME this 7<sup>th</sup> day of July, 2026  
READ A THIRD TIME this 7<sup>th</sup> day of July, 2026

PASSED IN OPEN COUNCIL this 7<sup>th</sup> day of July, 2026.

\_\_\_\_\_  
Mayor (Jan O'Neill)

\_\_\_\_\_  
Municipal Clerk (Kristen M<sup>c</sup>Connell)



**THE CORPORATION OF THE MUNICIPALITY OF MARMORA AND LAKE**

**BYLAW NUMBER 2026-44P**

Being a bylaw to confirm the proceedings of the Planning Meeting  
of Council held on the 7<sup>th</sup> day of July, 2026.

**WHEREAS** the Municipal Act, 2001, S.O. 2001, c. 25, as amended, grants powers to a municipality to exercise its authority under this or any other Act;

**WHEREAS** it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of Marmora and Lake at this meeting be adopted by bylaw;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Marmora and Lake orders and enacts as follows:

1. **THAT** the action of the Council of the Corporation of the Municipality of Marmora and Lake in respect of each recommendation contained in the reports of the Committees, each motion and resolution passed, and other action taken by the Council of the Municipality of Marmora and Lake, at this Planning meeting held on the 7<sup>th</sup> day of July, 2026, except where prior approval of the Ontario Land Tribunal is required, is hereby adopted and confirmed as if all such proceedings were expressly embodied in this bylaw.
2. **THAT** the Mayor and proper officials of the Corporation of the Municipality of Marmora and Lake are hereby authorized and directed to do all the things necessary to give effect to the action of Council referred to in the preceding section hereof.
3. **THAT** the Mayor and Clerk are authorized and directed to execute all documents in that behalf and to affix thereto the seal of the Corporation of the Municipality of Marmora and Lake.

READ A FIRST TIME this 7<sup>th</sup> day of July, 2026  
READ A SECOND TIME this 7<sup>th</sup> day of July, 2026  
READ A THIRD TIME this 7<sup>th</sup> day of July, 2026

PASSED IN OPEN COUNCIL this 7<sup>th</sup> day of July, 2026

\_\_\_\_\_  
Mayor (Jan O'Neill)

\_\_\_\_\_  
Municipal Clerk (Kristen M<sup>c</sup>Connell)