

NOTICE OF COMPLETE APPLICATION UNDER SUBSECTIONS 51(19.1) OF THE PLANNING ACT

The County of Hastings has received an application for a draft plan of subdivision, determined it to be complete and for the purposes of circulation has assigned it the County File Number: 12T-25-001.

Location of Subject Lands:

An application for draft plan of subdivision has been submitted by EcoVue Consulting, on behalf of 753349 Ontario Inc., for the property legally described as Part of Lot 1, Plan 157, and being Part 1 of Registered Plan 21R-17783, Together with Right of Way over Part 2 on Registered Plan 21R-17783, Municipality of Tweed, County of Hastings (see attached Key Map).

Proposed Development:

The applicant's proposed development consists of single detached dwellings, and a storm water management block and a new road. The applicant is proposing to subdivide the proposed uses on the subject property as follows:

- a) 20 single detached residential lots – 1.7 ha;
- b) 1 storm water management block – 0.13 ha;
- c) 1 road block – 0.43 ha;

The total area of the subject property is 1.74 hectares in area.

The proposed development would be serviced by full municipal water and sewer services.

The site is currently designated **Urban Residential** in the Hastings County Official Plan and currently zoned a **Residential First Density (R1) Zone** in Zoning By-Law No. 03-16, as amended.

Inquiries and Written Submissions:

Inquiries and written submissions about the application can be made to Jason Budd, Senior Planner, at the County Planning Department (telephone (613) 966-6712 (ext. 4015) Better than and Fax (613) 966-7654 or at the local Municipal Office at (613) 396-2440.

Need to Make Submissions:

TAKE NOTICE THAT any of the following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the OLT by filing a notice of appeal with the Municipality:

- The applicant,
- A public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority,
- The Minister,
- A specified person who, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority.
- Only certain prescribed persons, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the OLT. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group on its behalf.
- No person or public body is entitled to appeal the decision of the Hastings County nor shall they be added as a party to the hearing of the appeal of the decision of the Council, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the Council, made oral submissions at a public meeting or written submissions to the Hastings County, or made a written request to be notified of changes to the conditions or, in the OLT's opinion, there are reasonable grounds to add the person or public body as a party.
- Notwithstanding the above, only a 'specified person' listed in subsection 51(39) of the Planning Act, and set out below, may appeal the decision of the Hastings County to the OLT as it relates to the proposed plan of subdivision. These are recent changes that have been made to the Planning Act by the province (<https://www.ontario.ca/laws/statute/90p13>)
 1. The applicant.
 2. A public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority.

3. A specified person who, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority.
4. The Minister.
5. The municipality in which the land is located or the planning board in whose planning area the land is located.
6. If the land is not located in a municipality or in the planning area of a planning board, any person or public body.

"specified person" means,

- (a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- (b) Ontario Power Generation Inc.,
- (c) Hydro One Inc.,
- (d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- (e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- (f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- (g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,
- (h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply;

If a person or public body would otherwise have the ability to appeal the decision of Council of Hastings County but does not make oral submissions at a public meeting, if one is held, or make written submissions to Council of Hastings County in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to (*name of the approval authority*) in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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. If you wish to be notified of the decision of the Hastings County on the proposed Draft Plan of Subdivision, you must make a written request to:

If you wish to be notified of the decision of the County of Hastings in respect of the proposed plan of condominium, you must make a written request to the Clerk, Ms. Cathy Bradley of the County of Hastings at the *County of Hastings Administration Buildings, Postal Bag 4400, 235 Pinnacle Street, Belleville, ON, K8N 3A9*

Getting Additional Information:

Additional information about the application is available for public inspection during regular office hours (8:30 am to 4:30 pm) at the address below.

Dated at the County of Hastings the **April 2, 2025**.

Jason Budd, Senior Planner
County of Hastings Planning and Development Department
235 Pinnacle Street, P.O. Bag 4400
Belleville, Ontario, K8N 3A9
Telephone: 613-966-6712 ext. 4015 & Fax: 613-966-7654

12T-25-001 - 430 River Str. W. - Key Map



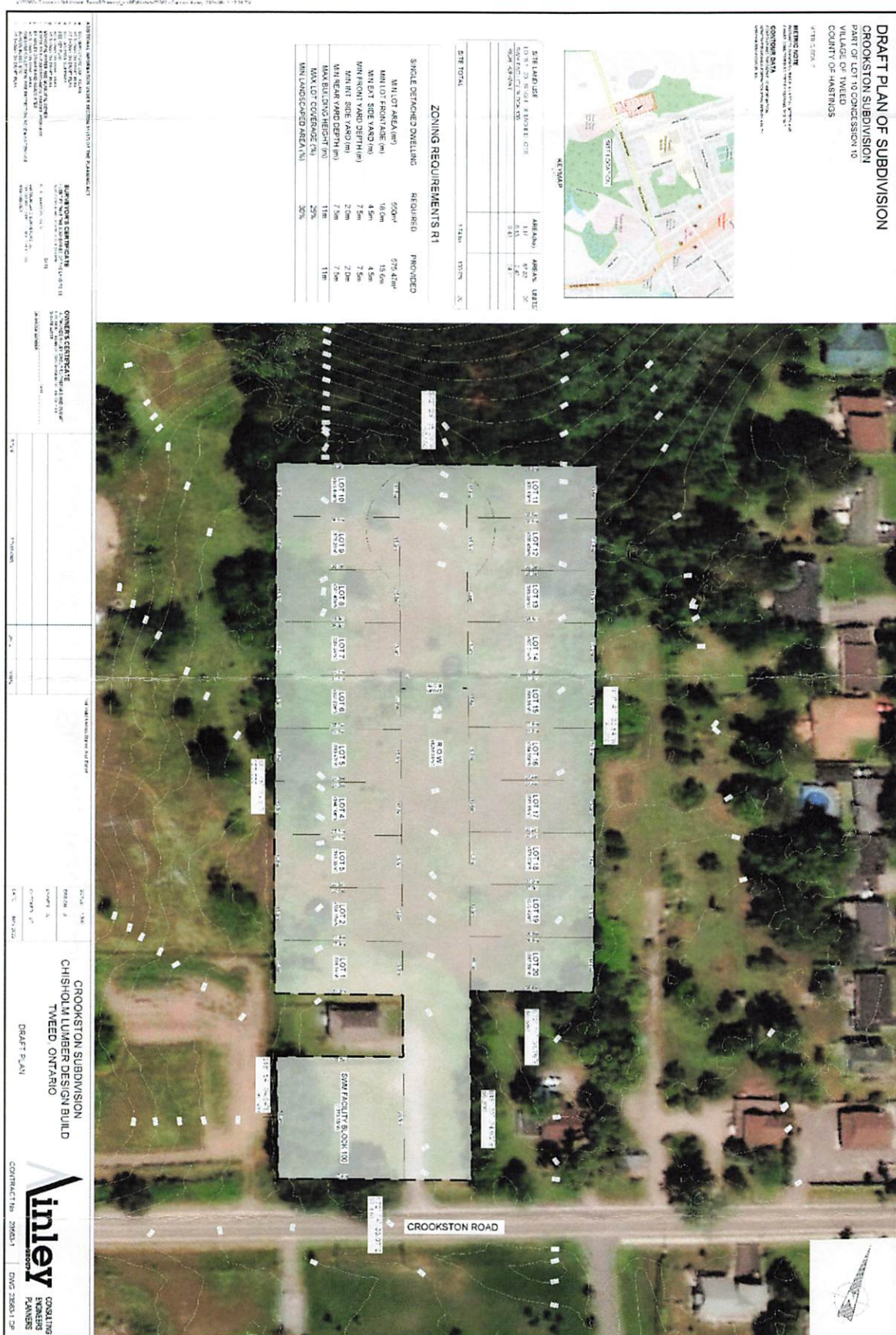
2025-03-24, 3:58:37 p.m.

- Override 1
- Trans Canada Trail
- Roads
- Property Information



Hastings County 2024

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