



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

March 19, 2024

PRELIMINARY REPORT

File information

Owner: Joan Treanor
Agent: PA Miller Surveying Ltd.
Civic Address: 147 Old Troy Road
Legal Description: Concession 11, Pt Lot 11, RP 21R 2938, Part 23 & 24
Municipality: Municipality of Tweed (Hungerford)

Severed Lot	Frontage: 0 m (0 ft) Old Troy Road Area: 1,302 sq m (0.32 ac)
Retained Lot	Frontage: 46 m (151 ft) Old Troy Road Area: 8.98 ha (22 ac)
Official Plan Designation	Rural/Waterfront
Current Zoning	Rural (RU) Zone and Special Rural Commercial 3 (RC-3) Zone
Previous Consent	B46/03 (new lot), others prior to 1998
Type of Consent(s):	New Lot () Lot Addition (X) Other:

The County of Hastings has received the above mentioned application for consent of a lot addition. Further review and site inspection will be undertaken which may result in additional comments and conditions being incorporated into the final recommendations. 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 on the south side of Old Troy Road approximately 50 metres east of the intersection of Old Troy Road and Highway 37 in the Municipality of Tweed. The lands proposed to be severed and added to adjoining property have no frontage on Old Troy Road and are located behind the lot developed and known municipally as 32 Old Troy Road. The subject lands are characterized as a mix of wooded areas with some cleared grassed areas.

The applicant proposes a lot addition, having an area of 1,302 square metres (0.32 ac) with 46 metres (151 ft) width and 28.3 metres (93 ft) depth and contains no direct frontage on Old Troy Road.

These lands are to be added to the benefitting lands immediately to the west, known municipally as 20 Old Troy Road. The resultant lot (benefitting and severed) will have an area of approx. 0.53 ha (1.32 ac) with approximately 45.7 metres (150 ft) frontage on Old Troy Road. The proposed retained lands will have an approximate lot area of 8.98 ha (22 ac) and 46 metres (151 ft) frontage on Old Troy Road and is vacant land.

The proposed severed parcel is vacant land and the benefitting land is developed with a single detached dwelling. The area to be severed is a manicured lawn which will provide additional amenity space for the benefitting lands and provides little land use value to the retained lands

Planning Act

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

Provincial Policy Statement

It appears, based on a preliminary review, that this application is consistent with the Provincial Policy Statement. However, further review will be undertaken before this can be confirmed.

Official Plan

The subject lands are designated **Rural-Waterfront** in the County of Hastings Official Plan.

The lands have been subject to a number of historical consents applications prior to December 31, 1998. Consent File No. B46/03 created a new lot which is the benefitting lands for this lot addition application. Based on the details of the previous consent applications, the proposed severance for a lot addition is in conformity with **Section 6.3.1.4** of the Official Plan in regards to the maximum number of severances from an original land holding.

As there are no livestock facilities in the immediate vicinity of the proposed new lot, an assessment of the Minimum Distance Separation I formula (MDS I) is not required.

Zoning By-law

The subject lands are zoned the **Rural (RU) Zone** and the **Special Rural Commercial 3 (RC-3) Zone**. (Please see Attachment No. 1)

The majority of the subject lands are zoned the **Rural (RU) Zone** while a small southern area is zoned the **Special Rural Commercial 3 (RC-3) Zone**. The permitted uses in the **Special Rural Commercial 3 (RC-3) Zone** are limited to specific retail type uses such as a restaurant type establishment, a flea market, craft and gift shop and also prohibits deep fryers or open grills appliances.

The area zoned **Special Rural Commercial 3 (RC-3)** on the subject lands align with neighbouring lands also zoned the **Special Rural Commercial 3 (RC-3) Zone**. The neighbouring lands, known as Tweedy's Restaurant and Classic Scoops, have been developed in accordance with the permitted uses of the **Special Rural Commercial 3 (RC-3) Zone**. The area zoned **Special Rural Commercial 3 (RC-3) Zone** on the subject lands are vacant.

As this end of the subject lands is not accessible to any municipal roadways other than from Old Troy Road to the north, it appears the **Special Rural Commercial 3 (RC-3) Zone** should not be applied to this vacant area. Therefore, it will be recommended that portion of the subject retained lands zoned the **Special Rural Commercial 3 (RC-3) Zone** be rezoned to the **Rural (RU) Zone** to ensure a one zone consistency.

The severed lands are zoned the **Rural (RU) Zone**, and the benefitting lands are zoned the **Rural Residential (RR) Zone**. The proposed resultant lot, being the severed and benefitting lands will comply with the requirements of the **Rural Residential (RR) Zone**. It will be recommended the severed lands be rezoned from the **Rural (RU) Zone** to the **Rural Residential (RR) Zone** to ensure the newly created parcel is consistently in one zone.

The retained lands will comply with the requirements of the **Rural (RU) Zone** and therefore will not require rezoning.

Servicing/Roads/Other

As the subject application is for a lot addition only, the typical condition requiring that the applicant provide proof of adequate groundwater quality and quantity will not be required.

The Municipality is encouraged to review the width of Old Troy Road and consider requiring that the applicant convey lands for the purpose of road widening across the frontage of the retained lands, as necessary.

The benefitting lot was created by Consent File No. B46/03. As such, a small portion of said lands along the frontage of Old Troy Road may be required to be deeded to the Municipality to affect a merge of the severed and benefitting lands. This can be combined with the road widening noted above, as required.

The typical lot addition conditions will be required including confirmation that the proposed severed and benefitting lands will merge on title and the typical "PIN Consolidation" condition will also be required.

The Municipality may also wish to review existing entrance for the benefitting and retained lots to ensure safe site entrances and 9-1-1 addressing requirements.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Gib Garrett". The signature is fluid and cursive, with the first name "Gib" being more prominent than the last name "Garrett".

Gib Garrett
Planner

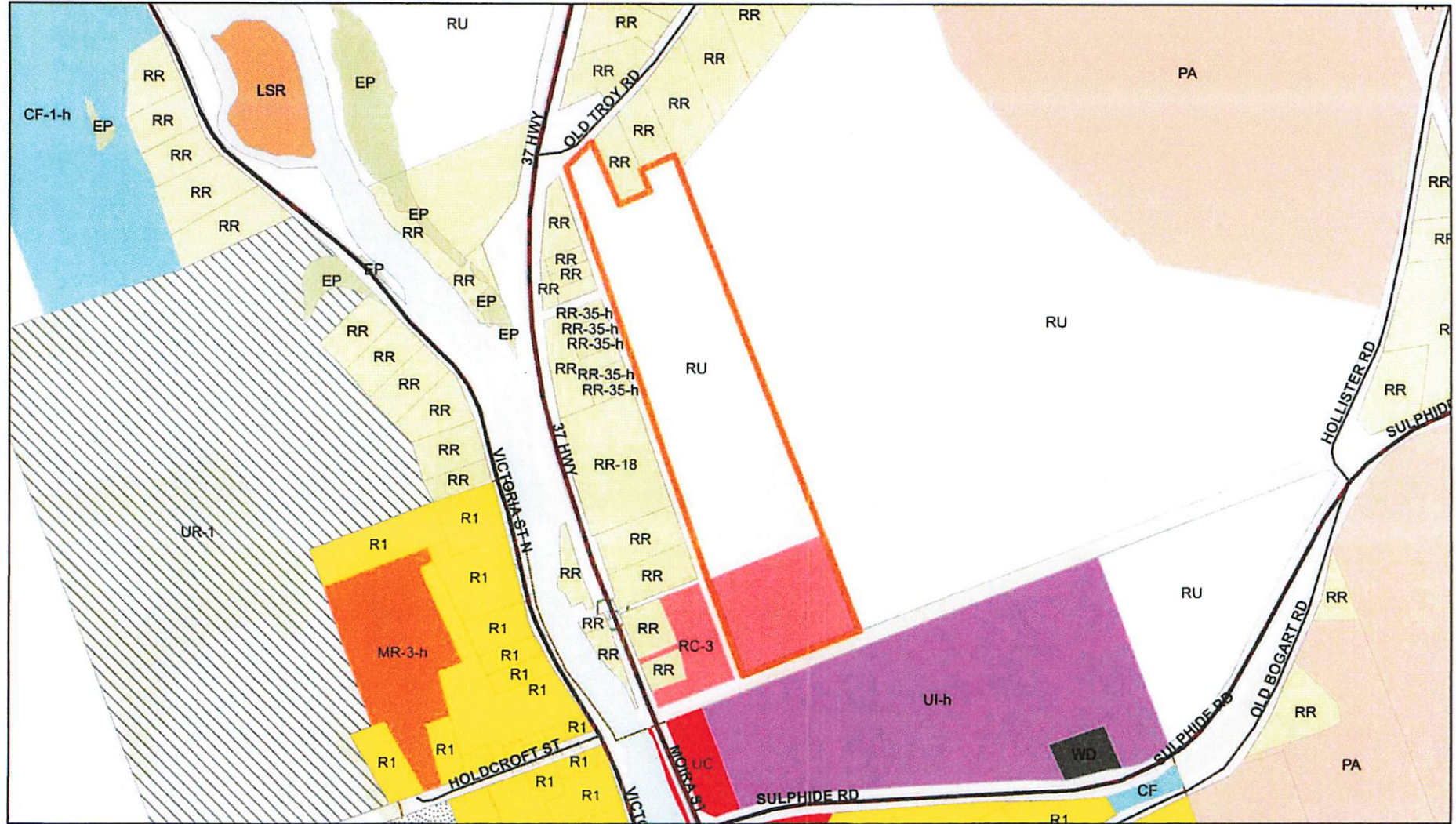
Attachments:

Attachment No. 1 – Current Zoning

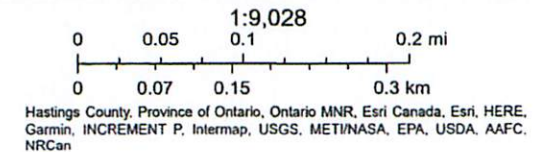
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Current Zoning - B151/23 Treanor



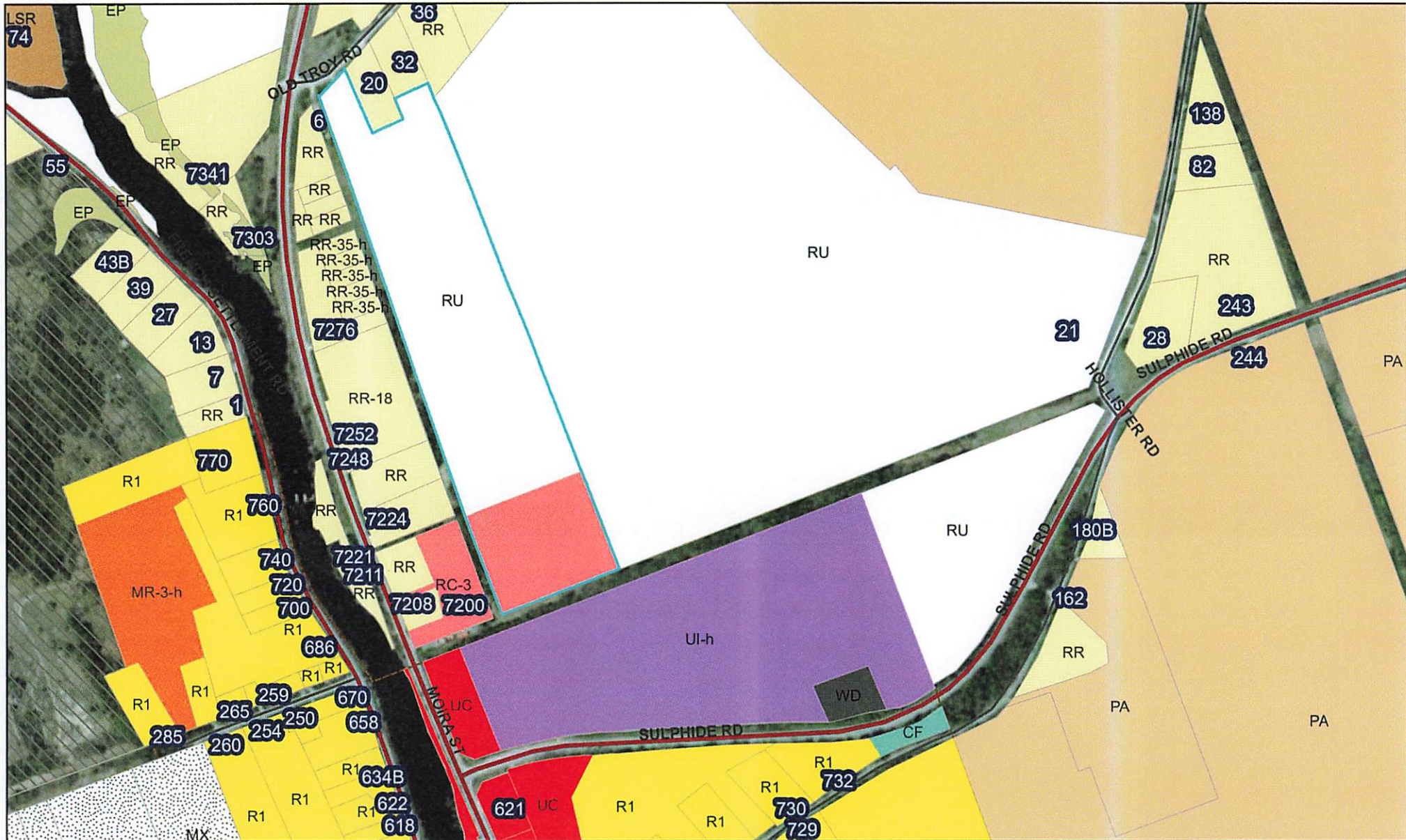
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Hastings County 2024

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County & Municipal Staff Planning Map



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Civic Addresses

Tweed Zoning

Rural (RU)

Rural Residential (RR)

Residential First Density (R1)

Multiple Residential (MR)

Limited Service Residential (LSR)

Environmental Protection (EP)

Urban Reserve (UR)

Urban Commercial (UC)

Rural Commercial (RC)

Urban Industrial (UI)

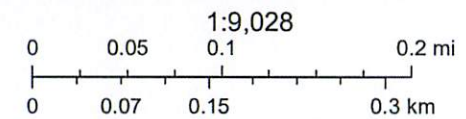
Community Facility (CF)

Mineral Extractive (MX)

Waste Disposal (WD)

Prime Agriculture (PA)

Property Information

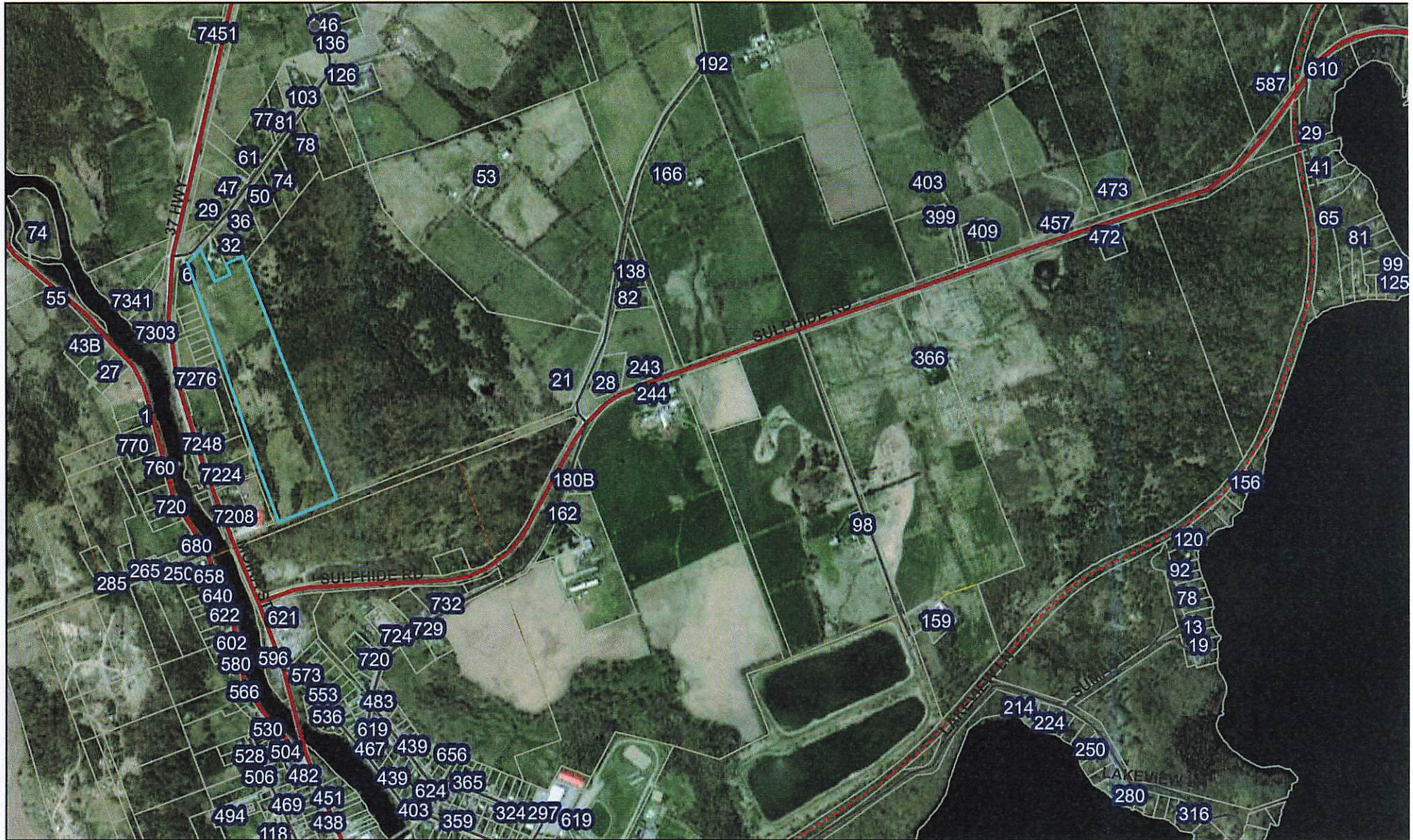


Hastings County, Province of Ontario, Ontario MNR, Esri Canada, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, U: NRCAN

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County & Municipal Staff Planning Map

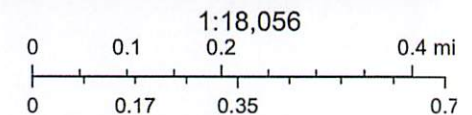


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Civic Addresses

--- Trans Canada Trail

Property Information



Hastings County, Province of Ontario, Ontario MNR, Esri Canada, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, AAFC, N

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