



## UNITED COUNTIES OF LEEDS AND GRENVILLE CONSENT GRANTING AUTHORITY

### DECISION

### APPLICATION B-10-22

We the undersigned members of the Consent Granting Authority of the United Counties of Leeds and Grenville; do hereby certify that the following is a decision reached by us at a hearing held at the Counties Offices, 25 Central Avenue, Brockville, Ontario on **May 11, 2022**. The said decision was reached on the application of **Fiona & Douglas Cleary** to sever a parcel of land being; part of Lot 31, Concession 6; **Township of Edwardsburgh Cardinal** having dimensions of approximately 120 metres by 80 metres with an area of 1 hectare.

**DECISION:** **GRANTED** providing the conditions as stated below are met.

#### REASONS:

Division of land is compatible with the intent and purpose of the Official Plan and meets the criteria in Section 51 (24) of the Planning Act providing conditions are met.

#### CONDITIONS:

- (1) That all conditions imposed in the granting of this decision be met and **one (1)** original paper copy and **one (1)** digital copy of the deposited reference plan of the subject lands, which conforms substantially with the application as submitted, and the instrument relating to the transaction (deed/transfer, grant of right-of-way, etc.) be presented to the Secretary-Treasurer of the Consent Granting Authority for the Certificate of Consent no later than **May 12, 2024**.
- (2) That a copy of the deposited survey plan for the newly severed lot be submitted to the Township.
- (3) That a building location survey be provided for the severed parcel.
- (4) That a zoning bylaw amendment is obtained to address the deficient lot size and prohibit future non-agricultural use, including residential uses, on the retained parcel and address any reduced setbacks on the severed parcel.
- (5) That road widening across the severed and retained parcel to 13.1 metres from existing centerline of the road allowance of County Road 21 (if required) be conveyed to the Corporation of the United Counties of Leeds and Grenville. Should sufficient road allowance exist, a letter from a surveyor would meet the Counties' condition. The lands to be transferred for road widening purposes shall be free and clear of all encumbrances. The deed for this road widening is to be registered and submitted to the Consent Granting Authority prior to endorsement on the deed to the severed land.
- (6) That written release of conditions 2, 3 and 4 from the Township be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.

#### NOTES:

- (1) The Township had no objection providing conditions 2, 3 and 4 are complied with.
- (2) South Nation Conservation had no objection.
- (3) The Health Unit had no objection.
  - The proposed severance is large enough to accommodate a new septic system when one is eventually required. There may not be sufficient area on the West side of the dwelling for that replacement system.
  - Severing this lot will not significantly diminish the capacity for on-site sewage disposal on the retained land. Imported leaching bed fill may be required to construct a conforming septic system.
- (4) Hydro One had no objection.
- (5) The County Roads Department had no objection providing condition 5 is complied with.
  - No new entrance will be allowed on County Rd 21.

I hereby certify this to be a true and exact copy

Cherie Mills

Chair

K Weidenaar

Secretary-Treasurer

This Decision was mailed on May 12, 2022

The last date for appealing this decision is June 1, 2022