



UNITED COUNTIES OF LEEDS AND GRENVILLE CONSENT GRANTING AUTHORITY

DECISION

APPLICATION B-82-23

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 **October 11, 2023**. The said decision was reached on the application of **Denis Simard** to sever a parcel of land being; Lots 363, 364, 373 & 374, Registered Plan No. 25, Cardinal; **Township of Edwardsburgh Cardinal** having dimensions of approximately 23.73 metres by 73.67 metres with an area of 0.18 hectares.

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.

EFFECT OF WRITTEN SUBMISSIONS ON THE DECISION:

One written comment was submitted by a member of the public on this consent application to the approval authority. There were concerns about parking, placement of the downspouts from the eavestrough on a new building and the potential noise. All written comments were considered by the Consent Granting Authority.

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, Service Ontario parcel register, 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 **October 12, 2025**.
- (2) That a zoning bylaw amendment is obtained to address lot coverage deficiencies and the existing single dwelling on the retained land; and establish an appropriate zone for the severed land, to the satisfaction of the Township.
- (3) That site plan approval be obtained from the Township for the retained land, through the site plan control process.
- (4) That the buildings and portions of the buildings identified to be removed on the consent application B-82-23 be demolished, to the satisfaction of the Township.
- (5) That road widening across the severed and retained parcel to 13.1 metres from existing centerline of the road allowance of County Road 22 (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 and confirmation of registration from a lawyer 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) County Roads Department had no objection providing condition 5 is complied with.

ADDITIONAL INFORMATION:

- You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

- Any appeal to the Ontario Land Tribunal must be received by the Secretary-Treasurer of the Consent Granting Authority at the United Counties of Leeds & Grenville no later than the appeal date of this notice and it must:
 - Set out the reasons for the appeal; and,
 - Be accompanied by the fee charged under the Ontario Land Tribunal Act.

I hereby certify this to be a true and exact copy



Chair



Secretary-Treasurer

This Decision was mailed on October 12, 2023

The last date for appealing this decision is November 1, 2023