



**UNITED COUNTIES OF LEEDS AND GRENVILLE
CONSENT GRANTING AUTHORITY**

DECISION

APPLICATION B-38-23

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 **August 16, 2023**. The said decision was reached on the application of **Edward & Lila Broniszeski** to sever a parcel of land being; Concession 6, Lot 5 of Registered Plan No. 40; **Township of Edwardsburgh Cardinal** having dimensions of approximately 32.52 metres by 29.69 metres with an area of 0.097 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.

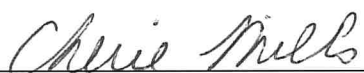
CONDITIONS:

- (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 **August 17, 2025**.
- (2) That a copy of the deposited survey be submitted to the Township.
- (3) That the applicant obtain relief from the zoning bylaw, as necessary to address the deficient lot size for the severed and retained parcels.
- (4) That a development agreement is registered on title of the severed parcel to implement the recommendations of the hydrogeological study (Kollard Associates, October 28, 2022) to the satisfaction of the Township.
- (5) 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.
 - SNC's review did not identify any natural hazards on the severed or retained lots.

I hereby certify this to be a true and exact copy



Chair



Secretary-Treasurer

This Decision was mailed on August 17, 2023

The last date for appealing this decision is September 6, 2023