



UNITED COUNTIES OF LEEDS AND GRENVILLE CONSENT GRANTING AUTHORITY

DECISION

APPLICATION B-75-24

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 the Committee on **November 6, 2024**. The said decision was reached on the application of **Robert & Mary Craddock** to sever a parcel of land being; part of Lots 22 & 23, Concession 8; **Township of Edwardsburgh Cardinal** having dimensions of approximately 67.2 metres by 173.8 metres (irregular) with an area of 2.38 hectares; retaining the existing easement/right-of-way for Hydro One.

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:

No written comments were submitted on this consent application to the approval 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 **November 7, 2026**.
- (2) That a copy of the deposited survey be submitted to the Township.
- (3) That the Applicant/Owner obtain relief from the zoning bylaw, as necessary, to permit the deficient lot frontage for the retained lot.
- (4) The applicant provides South Nation Conservation (Septic Review) with a signed letter stating that all private sewage systems are a minimum of three (3) metres from proposed property lines.
- (5) That road widening across the severed and retained parcel to 13.1 metres from existing centerline of the road allowance of County Road 44 (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. If the current road allowance is within 0.5 m of the required width, this requirement may be waived based on a surveyor's confirmation email/letter and at the Counties discretion. 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 and 3 from the Township be submitted to the Consent Granting Authority prior to endorsement of consent on the deed for the severed land.
- (7) That written release of condition 4 from South Nation Conservation (Septic Review) 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 and 3 are complied with.
- (2) South Nation Conservation had no objection.
- (3) South Nation Conservation (Septic Review) had no objection providing condition 4 is complied with.
- (4) County Roads Department had no objection providing condition 5 is complied with.
 - No entrances will be granted on to County Rd 44. All entrances must be from the Township Road.
- (5) Hydro One Networks had no objection.

- (6) Ministry of Transportation had no objection.
- Please note that under the Public Transportation and Highway Improvement Act, the Ministry controls land use within 45 metres of the MTO right-of-way and 395 metres from the center-point of the highway intersection. Ministry approvals are required prior to the construction and/or alteration of any buildings and/or structures and prior to the issuance of any municipal building permits or approvals as per Section 8. (2) (a) of the Building Code Act. Permit applications can be submitted online using the Highway Corridor Management Online Services at HCMS - Highway Corridor Management System (gov.on.ca)

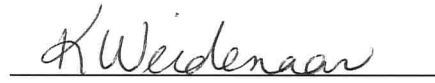
ADDITIONAL INFORMATION:

- 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.
- Only the applicant, the Minister, a specified person (under the Planning Act) or any public body (i.e. Municipality) may appeal a consent application to the Ontario Land Tribunal.
- 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 November 7, 2024

The last date for appealing this decision is November 27, 2024