

Owner:	Michaela Jacqueline Cadeau	Delegated Authority
Applicant:	1259121 Ontario Inc. c/o Wilson Bassile	
Agent:	Zanderplan Inc.	
File No.:	B21/192	
Municipality:	Mississippi Mills	
Subject Lands:	Part Lot: 6, Lot: 7 Plan: 6262 in the geographic Township of Almonte	



NOTICE OF DECISION
Subsection 53 of the Planning Act

Date of Notice: July 19, 2024

Dear Sir / Madam;

Pursuant to section 53 of the *Planning Act*, a provisional consent has been granted on the above application. Please find enclosed a copy of the decision.

The last date for appeal is **TODAY'S DATE PLUS 20 DAYS**. If by this date, no notice of appeal is received, the decision of the Lanark County Land Division Committee is final and binding.

The Lanark County Land Division Committee may, prior to the lapsing date, change a condition(s) of consent. 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. The process of changing a condition will involve another twenty-day appeal period, unless the Lanark County Land Division Committee considers the change to be minor.

Pursuant to S. 53(19), only the Applicant, the Minister, a specified person or any public body may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf. The notice of appeal must be filed with the Secretary-Treasurer of the Lanark County Land Division Committee and it must set out the reasons for the appeal and be accompanied by the fee charged by the Tribunal. If you wish to appeal to the Ontario Land Tribunal, the appeal must be submitted on the A1 Appeal Form which is available from the OLT website at www.olt.gov.on.ca

The application and associated files are available upon request by contacting the undersigned.

Cindy Deachman, Secretary-Treasurer
Lanark County Land Division Committee

1-613-267-4200 ext. 1530
E-mail: plan@lanarkcounty.ca

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Having given notice of the proposal as set out in subsection 53(5)(a) of the Planning Act, and having determined that a plan of subdivision is not necessary for the proper and orderly development of the municipality and that the proposal is consistent with the policy statements issued under subsection 3(1) of the Planning Act, and having had regard to the matters under subsection 51(24) of the Planning Act, the Land Division Committee decided to give a provisional consent subject to the following conditions:

No. Condition

1. An acceptable reference plan (survey) or legal description of the severed lands and the "In Preparation" Transfer, draft deed or Instrument conveying the severed lands shall be submitted to the Secretary-Treasurer of the Land Division Committee for review and consent endorsement within a **period of two years** after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act. This submission shall include an undertaking from the Applicant's lawyer to register and provide a receipted copy of Transfer/deed or instrument conveying the severed lands and any associated agreements (not able to be registered prior), or applications to consolidate required by the conditions prior to or at the time of requesting the endorsement of the consent Schedule.
2. The applicant shall provide the Secretary-Treasurer of the Land Division Committee with a **digital copy** of the deposited reference plan.
3. The transfer/schedule for endorsement shall include the creation of a reciprocal right-of-way over the shared entrance and driveway contemplated in the application.
4. The Owner shall pay any outstanding property taxes and fees on the subject property.
5. Cash-in-lieu of parkland be paid in accordance with the Municipality's Cash-In-Lieu of Parkland/Parkland Conveyance By-law for the severed lot.
6. The Owner/Applicant shall obtain a new civic address for the retained lot, to the satisfaction of the Municipality.
7. The Owner shall enter into a Development agreement with the Municipality for the retained lot, to be registered on title at the Owner/Applicant's expense
8. The Owner shall enter into a joint use and maintenance agreement, to be registered on title to bind future owners to set out the shared responsibilities relating to the shared entrance and driveway.
9. The Applicant obtain an appropriate Zoning Bylaw Amendment to the satisfaction of the Municipality.
10. The Applicant shall obtain a demolition permit for the existing garage, provide confirmation

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that the garage has been removed and permit has been closed to the satisfaction of the Municipality.

11. The Applicant shall provide digital copies of the registered reference plan in .DWG and .PDF file formats to the Municipality.
12. The applicant shall submit a full entrance application to the County of Lanark Public Works Department and install the entrance as required in the permit. The entrance is to be installed prior to deed endorsement.
13. The applicant shall provide the Lanark County Public Works Department with a copy of all reference plans associated with this application if a survey is required by the Land Titles Office.
14. Road Closing: If a former county road is determined to be meandering through the severed lot, the applicant shall be required to identify the former road on the reference plan and enter into an agreement with the "The Corporation of the County of Lanark" for the purposes of completing a road closing and transfer of the identified former road property.
15. Approvals & Documentation: The reference plan must be approved by the Lanark County Public Works Department prior to registration if either road widening or road closing is applicable. In all cases, even if there is no road widening or closing, following registration of the reference plan, one paper copy shall be provided to the County of Lanark Public Works Department, together with a copy of the parcel register for the "PIN" that is the county road, parallel to the frontage of the lands to be severed.
16. The applicant shall in consultation with the Lanark County Public Works Department take all necessary steps to "Stop-up, Close and Convey" the former road lying between the applicants severed and retained lands and the existing travelled road. The applicant shall consult directly with the Lanark County Public Works Department in regards to the cost sharing as it relates to the road closing.
17. A letter shall be received from the County of Lanark Public Works Department stating that conditions #11 through 15 has been fulfilled to their satisfaction.
18. A letter shall be received from the Municipality stating that conditions #4 through 11 have been fulfilled to its satisfaction.
19. That the Applicant pays any outstanding fees to the County of Lanark prior to final approval.

Advisory notes:

- a) Enbridge: Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

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- b) It is the responsibility of the applicant to verify the existing gas servicing does not encroach on more than one property when subdividing or severing an existing land parcel. For more details contact ONTLands@enbridge.com.

I hereby certify that this is the decision of the Lanark County Land Division Committee for the subject application for consent.



Cindy Deachman, Secretary-Treasurer
Lanark County Land Division Committee