

Planning Report 2023-14: Severance Report E19-23 –
Comments to the County of Elgin

Appendix Two: Severance Application E19-23 Conditions

Severance Application E19-23 Conditions:

1. That the Applicant meet all the requirements, financial and otherwise of the Municipality, to the satisfaction and clearance of the Municipality.
2. That the Applicant provides a description of the lands to be severed including any applicable easements and/or rights-of-way which can be registered in the Land Registry Office, to the satisfaction and clearance of the Municipality.
3. That the Applicant's Solicitor provides an undertaking to the Municipality, to provide a copy of the registered deed for the severed parcel once the transaction has occurred to the Municipality.
4. That the severed and retained lands are transferred to the prospective purchaser Owen Cardwell Robert Johnston, Brenda Lee Johnston and John Robert Johnston as outlined in the purchase agreement.
5. That a septic system assessment be completed for the severed parcel to the satisfaction and clearance of the Municipality.
6. That the Applicant provide written confirmation from a licensed well installer that the private well provides the quality and quantity of potable water required by Provincial standards.
7. That the Applicant provide written confirmation of a water quality test by the applicable public health unit;
8. That the barn and silo encroaching on the proposed line of severance be demolished and removed from the property to the satisfaction of and clearance of the Municipality;
9. That the Applicant successfully apply to the Municipality for a Zoning By-law Amendment for the severed and retained parcels. Such amendment of the Zoning By-law must come into full force and effect pursuant to the Planning Act, to the satisfaction and clearance of the Municipality.
10. That the Applicant have a drainage reapportionment completed (if required) pursuant to the *Drainage Act*, to the satisfaction and clearance of the Municipality.
11. That prior the final approval of the County, the County is advised in writing by the Municipality how the above-noted conditions have been satisfied.
12. That all conditions noted above shall be fulfilled within two years of the Notice of Decision, so that the County of Elgin is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the *Planning Act*.