

Planning Report 2024-26: Appendix One

Consent Application E63-24, E64-24 and E65-24 – West Elgin Conditions

Consent Application 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 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 Applicant have a drainage reapportionment completed (if required) pursuant to the *Drainage Act*, to the satisfaction and clearance of the Municipality.
5. That the Applicant shall make payment of cash-in-lieu, of applicable parkland dedication pursuant to Section 51.1 of the *Planning Act*, for each of the three severed parcels, to the satisfaction and clearance of the Municipality.
6. That the Applicant provide an assessment from a qualified septic system installer demonstrating that the severed parcels are suitable for a privately owned and operated septic system, to the satisfaction and clearance of the Municipality;
7. That the applicant provide documentation from a qualified individual that private water wells can be installed on each of the three severed parcels to the satisfaction of the Municipality;
8. That the applicant obtain new access permits from the municipality to each of the severed parcels, any cost associated with the new access installation shall be the responsibility of the applicant;
9. That the applicant apply for and receive three new civic addresses, one for each of the severed parcels;
10. That the applicant apply for and receive a new civic address for the retained farm parcel;
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*.