

Planning Report 2025-04: Severance Report E9-25 –
Comments to the County of Elgin

Appendix One: Severance Application E9-25 Conditions

Severance Application E9-25 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 successfully apply to the Municipality for a Zoning By-law Amendment to rezoned the lot addition lands to match the zoning of the receiving lot at 25130 Argyle Line;
5. The Zoning By-law amendment required as condition #6 come into full force and effect pursuant to the Planning Act, to the satisfaction and clearance of the Municipality.
6. That the applicant make application for an entrance permit to formalize the existing farm access;
7. That the applicant apply for a new civic address to the retained farm parcel;
8. That the receiving lot owner at 25130 Argyle obtain a cancellation certificate from the County of Elgin to nullify the original severance of 25130 Argyle Line and permit the consolidation of the lot with the lot addition lands.
9. That the severed parcel be conveyed to and consolidated with the receiving lot at 25130 Argyle Line (Roll No. 3434 000 070 03500) and that Section 50 (3 or 5) of the Planning Act applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent;
10. 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.
11. 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*.