

Planning Report 2022-31: Severance Report E60-22 –
Comments to the County of Elgin

Appendix One: Severance Application E60-22 Conditions

Severance Application E60-22 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 owners of the subject lands consisting of Roll No. 3434 000 040 15704 & 3434 000 040 15800 be consolidated under a single Property Identification Number (PIN) prior to certification.
5. That the owners of the subject lands secure a new civic address for the property to be positioned at the entrance of the property on Gray Line consistent with Municipal protocol.
6. That the severed parcel be conveyed to and consolidated with the abutting parcel to the west Roll No. 3434 000 040 15600 (21527 Gray Line and that Section 50 (3 or 5) of the *Planning Act* apply to any subsequent application for consent.
7. That the function and location of the septic system on the retained lands be confirmed to the satisfaction of the Municipality.
8. That a zoning amendment application be submitted and approved to address the reduced lot frontage of the retained parcel and rezone the severed lot addition to match the zoning of the receiving lot.
9. That the Applicant's Solicitor provides an undertaking to the Municipality, to provide a copy of the registered deed demonstrating that the severed parcel and receiving lot have been consolidated under a single PIN.
10. That prior to 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*.