

SCHEDULE E

DRAFT CONDITIONS OF APPROVAL

1. That the applicant provide evidence to the satisfaction of the Secretary-Treasurer that the parcel to be severed will be conveyed to the abutting landowner, and further that the Secretary-Treasurer be directed to issue a certificate of consent stating that Section 50(3) or (5) of the Planning Act 1990 (as the case may be) shall apply to any subsequent conveyance or transaction involving the identical parcel.
2. That the applicant submit verification from a qualified person (lawyer) that the parcels will merge on title and the Teflon effect does not apply.
3. That a survey prepared by a qualified land surveyor be provided confirming the actual lot configuration corresponds with the intent of the consent application to the satisfaction of the Community Services Department (Planning Division).
4. That the applicant provide to the Secretary-Treasurer a tax certificate prepared by the City's Financial Services Department (Tax Division) indicating that property (and business) tax installments levied and due on the subject lands are paid in full as of the day of issuance of the certificate of consent.
5. That the applicant provide to the Secretary-Treasurer written confirmation from the City Clerk that the 3.0 m of road widening along the frontage of 7th Avenue East, required by the City has been conveyed and registered in an acceptable manner to the City Solicitor, for which the City Clerk will require the following to be provided at the applicant's expense:
 - a. A reference plan prepared by a qualified land surveyor describing the lands subject to the road widening;
 - b. An Acknowledgement and Direction form to be signed by the City respecting the registration of the transfer by the applicant's solicitor on the City's behalf;

- c. The proposed draft transfer document including a Land Transfer Tax Affidavit which must include the following "other" statement: "The subject property is acquired by the municipality for the purpose of widening the highway abutting the property and the property forms part of that highway pursuant to section 31 (6) of the Municipal Act, 2001 "; and,
 - d. The draft reference plan is to be reviewed by the ESD prior to depositing and transferring to the City.
- 6. That the owner prepare and submit grading and drainage plans for both the retained and severed lots, in accordance with applicable zoning, to the satisfaction of the City's Public Works and Engineering Department (Engineering Services Division) and the Community Services Department (Planning and Heritage Division).
- 7. That the applicant provides to the Secretary-Treasurer written confirmation from the City's Public Works and Engineering Department (Engineering Services Division) that servicing arrangements acceptable to the City have been made for each of the separate lots (this will include execution of a Special Services Application between the Owner and the City) and payment of applicable servicing charges and fees.
- 8. The existing building at 859 7th Avenue East was demolished (March 2025), and the existing services to the lot line have been capped and/or decommissioned. Any re-use/adaption of the existing services laterals will require inspection and approval by the City if they are intended for reuse - the City will not permit shared service laterals between the severed and retained lots.
- 9. That the applicant pay outstanding frontage charges for watermain required by the City's Public Works and Engineering Department (Engineering Services Division) to the Secretary-Treasurer relevant to the severed lot. The rate established by policy of City Council applicable at the time of this decision is \$84.00 per metre of lot frontage (7.0 metres total length).
- 10. That the applicant pay outstanding charges for wastewater sewer required by the City's Public Works and Engineering Department (Engineering Services Division) to the Secretary-Treasurer relevant to the severed lot. The rate established by policy of City Council applicable at the

time of this decision is \$84.00 per metre of lot frontage (7.0 metres total length).

11. That the applicant pay outstanding charges for storm sewer required by the City's Public Works and Engineering Department (Engineering Services Division) to the Secretary-Treasurer relevant to the severed lot. The rate established by policy of City Council applicable at the time of this decision is \$71.00 per metre of lot frontage (7.0 metres total length).
12. That the applicant pay outstanding charges for sidewalk required by the City's Public Works and Engineering Department (Engineering Services Division) to the Secretary-Treasurer relevant to the severed lot. The rate established by policy of City Council applicable at the time of this decision is \$128.00 per square metre of sidewalk per meter of lot frontage (7.0 metres total length x 1.5 m sidewalk width).
13. That the applicant pay outstanding charges for urban roadway with curb & gutter required by the City's Public Works and Engineering Department (Engineering Services Division) to the Secretary-Treasurer relevant to the severed lot. The rate established by policy of City Council applicable at the time of this decision is \$62.00 per metre of lot frontage (7.0 metres total length).
14. That approval of Committee of Adjustment Minor Variance Application A02-2025 is obtained and the conditions pertaining to the minor variance are fulfilled.