

SCHEDULE E

DRAFT CONDITIONS OF APPROVAL B09-2025

1. That the applicant submit to the Secretary-Treasurer of the Committee of Adjustment a legal description of the subject lands which will meet the requirements of the Registrar and request in writing (either through presentation of deeds for stamping or a written statement) from the Secretary-Treasurer of the Committee of Adjustment a certificate of consent, provided however that before the said certificate is issued, any other conditions imposed by the committee have been fulfilled to the satisfaction of the Secretary-Treasurer.
2. That a survey prepared by a qualified land surveyor be provided showing the foundations of **the existing and the proposed structures**, confirming the actual lot configuration corresponds with the intent of the consent application and that proper **setbacks and coverage** have been provided in accordance with the City's zoning by-law, to the satisfaction of the Community Services Department (Planning Division).
3. That the applicant pay cash-in lieu of parkland in accordance with the requirements of the City's Fees and Charges By-law No. 2024-078, being the lesser of: \$803/m of frontage; OR \$16/m² of lot area; OR 5% of a land sale valuation made within two years of the consent application approval.
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 prior to any development of the lot a plan be provided demonstrating existing trees to be removed and any trees to be planted and that for each mature tree to be removed it shall be replaced with two trees on site (2:1) or a capital contribution to the City for planting of two street trees.

6. That the Applicant is to provide a survey of the property to demonstrate that the existing infrastructure (i.e. driveway, underground service laterals) are wholly located within the retained lot.
 - a. This will also require the Applicant to confirm the location of the existing wastewater service lateral for the retained lot, to ensure that it does not conflict with the proposed property boundary of the severed lot. Should the wastewater lateral service be within the severed lot footprint, a private servicing easement in favour of the retained lot will be required, or alternatively the service lateral can be relocated (through a Special Services Application with the City), at the expense of the Applicant.
7. That the applicant prepare and submit a grading and drainage plan for both the retained and severed lots for the severed lot 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) prior to the issuance of a Building Permit.
8. That the applicant prepare and submit a servicing plan for proposed severed lot and 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 (which will include the execution of a Special Services Application between the applicant and the City) and payment of applicable servicing charges and fees.
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 (16 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 (16 metres total length).

11. 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 metre of lot frontage (16 metres total length).
12. 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 (16 metres total length).
13. Payment of the Engineering Review Fee for a Consent to Sever Application.