

## **SCHEDULE E**

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### **DRAFT CONDITIONS OF APPROVAL B08-2025**

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 proposed structures, confirming the actual lot configuration corresponds with the intent of the consent application and that proper setbacks 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/m<sup>2</sup> 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 the applicant provide evidence to the satisfaction of the Secretary-Treasurer that existing buildings have been removed or demonstrate compliance with the City's zoning by-law to the satisfaction of the Community Services Department (Planning Division).
6. That the Applicant provide an Archaeological Assessment that has

included engagement with the Saugeen Ojibway Nation in accordance with its process and standards completed by an Archaeologist licensed in the Province of Ontario and has been confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports.

7. The Applicant is to decommission the existing driveway that appears to be within the City's 3<sup>rd</sup> Avenue East road allowance, east of the existing dwelling, and reinstate as boulevard with topsoil/sod/seed.
8. 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.
9. That the applicant prepare and submit a servicing plan for both the retained and severed lots 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.
  - a. The SSA is to also include the driveway accesses to the severed and retained lots.
10. 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 (15.77 metres total length).
11. 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 (15.77 metres total length).

12. 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 (15.77 metres total length).
13. 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 (15.77 metres total length).
14. 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 (15.77 metres total length).
15. Payment of the Engineering Review Fee for a Consent to Sever Application.