

## **SCHEDULE E**

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### **DRAFT CONDITIONS OF APPROVAL B12-2025**

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.
1. That the applicant hereby be notified that the City will require payment of Development Charges at the time of issuance of a Building Permit respecting the lots subject of the application at the rate established by City Council applicable at time of issuance of the building permit.
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 provide evidence to the Satisfaction of the Secretary-Treasurer to demonstrate compliance with the City's zoning by- to the satisfaction of the Community Services Department (Planning Division) for the retained lot which may include:
  - a. Approval of Committee of Adjustment Minor Variance Application A10-2025 is obtained and the conditions pertaining to the minor variance are fulfilled; or,
  - b. Modification of the existing buildings on site to comply with Zoning By-law 2010-078, as amended.
4. 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.

5. 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.
6. That the applicant prepare and submit a grading and drainage plan 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) prior to the issuance of a Building Permit.
7. 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.
  - 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.
8. 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).
9. 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).

10. 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).
11. 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).
12. Payment of the Engineering Review Fee for a Consent to Sever Application.