

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee in accordance with By-law 2349/22 and a fee for deed stamping in accordance with the Haldimand County User Fees By-law.
2. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
3. To ensure that the retained lands are not landlocked, the applicant is required to merge the retained lands with the abutting lands at 404 Diltz Road. One approach may be to apply for a boundary adjustment. Proof the retained lot has been merged with 404 Diltz Road must be provided to the County. Boundary Adjustments can take three months, therefore, your application must be submitted as soon as possible. For further information, please contact Planning Staff at 905-318-5932.
4. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 40.99 metres (134.48 feet), and an area of 0.38 hectare (0.94 acre). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to jcleaver@haldimandcounty.on.ca and gis@haldimandcounty.on.ca. **The draft plan must be approved by the Secretary-Treasurer prior to depositing to the Land Registry Office.**

The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System:	NAD_1983_UTM_Zone_17N
Projection:	Transverse_Mercator
False_Easting:	500000.00000000
False_Northing:	0.00000000
Central_Meridian:	-81.00000000
Scale_Factor:	0.99960000
Latitude_Of_Origin:	0.00000000
Linear Unit:	Meter
Geographic Coordinate	System:GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

5. A scoped Environmental Impact Study (EIS) is required to demonstrate that the proposed development will have no negative impacts on the natural features or their ecological functions. Please consult Adam Chamberlin, Project Manager, Forestry – Facilities, Parks, Cemeteries, and Forestry Operations at achamberlin@haldimandcounty.on.ca and send EIS to Secretary Treasurer Jassie Cleaver at jcleaver@haldimandcounty.on.ca

6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before December 17th, 2026, after which time this consent will lapse.

File No. PLB-2024-239

Assessment Roll No. 2810.023.001.08400.0000