

***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. That the severed parcels become part and parcel of the abutting lands presently owned by Kelly Harold and further identified as Roll # 2810-023-001-08500-0000.
4. Receipt of confirmation from the owner that a legal entrance to the benefitting lands exists prior to the signing of the certificate by the Secretary-Treasurer.
5. Receipt of a letter from the Planning and Development Division indicating that their requirements, regarding a drainage re-apportionment agreement between both severed and retained parcels, have been satisfied. The county is responsible for maintaining municipal drains on behalf of the community of landowners involved in the drain. The cost of the drain maintenance is assessed to the landowners. The division of land requires that the assessment be re-calculated for the retained and severed parcels. A written request to initiate re-apportionment is necessary. A fee is administered with each agreement. Please allow six (6) weeks for completion of this process. Contact Project Manager, Municipal Drains at 905-318-5932, ext. 6424, for further clarification.
6. Receipt of a copy of the registered reference plan of the severed parcel, frontage of 40.99 metres (134.48 feet), and an area of 0.38 hectare (0.94 acre), and a receipt of a copy of the registered reference plan of the retained/benefitting lands to have a frontage of 146.5 meters (480.64 feet), and an area of 30.24 hectares (74.73 acres). Also, **prior to the signing of the certificate**, an electronic version of both reference plans 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](mailto:jcleaver@haldimandcounty.on.ca) and [gis@haldimandcounty.on.ca](mailto:gis@haldimandcounty.on.ca). **The draft plans 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

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before March 25<sup>th</sup>, 2027, after which time this consent will lapse.

***File No. PLB-2024-239***

***Assessment Roll No. 2810.023.001.08400.0000***