

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 Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
4. That the severed parcel and the parcel 1975 Lakeshore Rd, further identified as Roll # 2810-158-001-65380-0000, become part and parcel of the abutting lands presently owned by WHITTINGTON TIMOTHY KENNETH WHITTINGTON KAREN MARIE and further identified as Roll # 2810-158-001-65400-0000.
5. Receipt of final approval of the required zoning amendment (Zoning Amendments can take three months or four months, therefore, your application must be submitted as soon as possible). For further information, please contact Planning Staff at 905-318-5932.
6. The applicant will provide the Planning & Development Department with a survey showing either the required Daylight Triangle, with measurements conforming to the requirements set out in Table 4.56 of Zoning By-law HC 1-2020 or showing that the lands conform to the requirements set out in Table 4.56 of Zoning By-Law HC 1-2020 and do not require a daylight triangle. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a property dedication, have been satisfied. The daylight triangle is required to bring the road allowance width up to current standards. Contact the Planning & Development Division at 905-318-5932 for more information.
7. Receipt of a copy of the registered reference plan of the severed parcel, showing that a frontage of 6.1 metres (20.01 feet), and an area of 0.05 hectares (0.12 acres) has been added to the benefitting lands, and receipt of a copy of the registered reference plan of the retained lands with a frontage of 414.76 meters (1360.8 feet), and an area of 19.64 hectares (48.5 acres). 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

8. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before April 22nd, 2027, after which time this consent will lapse.

File No. PLB-2025-014

Assessment Roll No. 2810.158.001.63100.0000