

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. Prior to registration of the plan, the Owner shall make satisfactory arrangements with Enbridge Gas Inc. (Enbridge Gas) to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project. Once registered, the owner shall provide these easements to Enbridge Gas at no cost, in a form agreeable and satisfactory to Enbridge Gas. Proof of this agreement/easement to be sent to the Secretary Treasurer prior to signing of the certificate.
4. 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.
5. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of 22.83 metres (74.9 feet), and an area of 908.54 square metres (9,779.44 square feet). 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

6. 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-2025-037

Assessment Roll No. 2810.151.003.01400.0000