

APPENDIX 4: CONSENT DECISION

2024-_____

CONSENT DECISION CORPORATION OF THE TOWN OF GRAND VALLEY

DATE: November 26, 2024

MOVED BY: _____

SECONDED BY: _____

APPLICATION #: B01-2024

RE: LOT(S) NO(S): Part Lot 29 CONCESSION: Concession 11

MUNICIPAL ADDRESS: 402287 County Road 15 (Roll# 207300) - Part 2 7R-2720

APPLICATION: APPROVED () DENIED () DEFERRED ()

REASONS: The application conforms to the policies of the Official Plan and The Provincial Planning Statement 2024.

CONDITIONS BELOW TO THE ABOVE APPLICATION, BEING A BOUNDARY ADJUSTMENT FROM PART OF LOT 29, CONCESSION 11 (Roll #207300), TO THE W 1/2 OF LOT 29 CONCESSION 11 (Roll #207400), WITH AN AREA OF APPROXIMATELY 19.25 ha.

1. That this boundary adjustment applies to an addition of approximately 19.25 ha.
2. That the deed for the conveyance be submitted for endorsement on or before one year from the date of notice of decision.
3. That all costs pertaining to this application, survey expenses and all others applicable shall be borne by the applicant.
4. A plan of survey, in digital format is required. All surveys shall include integrated survey data. The applicant shall submit a draft reference plan for review and approval from the Town prior to submission to the Land Registry Office. The applicant shall submit an electronic copy (pdf) of the resultant deposited reference plan in an AutoCad drawing format in UTM-17 (NAD 83-CSRS) coordinates, which is accurate to the Urban Standard as specified in s. 14(2) of O.Reg 216/10 of the Surveyors Act.
5. The lands subject to this application shall comply with the property standards by-law. All derelict vehicles, derelict equipment, sea containers, scrap, materials and garbage and any other contraventions shall be rectified to the Town's satisfaction.
6. Taxes must be paid in full to date.
7. That subsection 50(3) of the Planning Act applies to any subsequent conveyance of or transaction involving this parcel of land. Therefore, once the subject parcel of land has

been conveyed to the owner of the parcel abutting, the subject parcel and the said abutting parcel shall merge in title and become one parcel of land.

8. That the SEVERED parcel (19.25 ha) to be merged with the property to the West (W ½ Lot 29, Concession 11, Roll #207400, DEAKEN, Dayne & Jessica) and zoned Agricultural (A) Zone and the RETAINED parcel (2.98 ha) is to be rezoned to a Rural Residential Exception Thirty-seven (RR-37) Zone.
9. That the SEVERED parcel (19.25 ha) shall be transferred into the same name as the agricultural lot to the West (W ½ Lot 29, Concession 11, Roll #207400, DEAKEN, Dayne & Jessica) and that an undertaking from the Applicant's (BOND) solicitor confirming that the lands will be consolidated on title with the adjacent lands.
10. The Applicant shall provide an approved letter of lot suitability for the installation of a sewage system by the County of Dufferin Building Department and confirmation the existing system is located on the retained portion only.
11. The Applicant agrees to convey 5.00 meters of road widening to Dufferin County along the newly merged parcel with the frontage of 305± meters.
12. The Applicant agrees to provide an R-Plan for the 5.00 meters road widening.
13. Prior to considering severance, the Applicant must demonstrate that each proposed lot can accommodate a Residential Entrance that meets the criteria defined within Dufferin County Entrance Policy 5-3-17. This includes but is not limited to density of entrances, sightline requirements, spacing and frontage requirements, setbacks etc. A copy of the County's Entrance Policy is available at:

www.dufferincounty.ca/wp-content/uploads/2024/03/5-3-17-Entrance-Policy-2012.pdf.

Chair

Member

Member

Member

Member