

## **Appendix 4: CONVEYANCE CONDITIONS for B02-2024**

1. The Surplus Lands are identified as Part of Lot 7 Concession 24, being Part 1, Plan 7R-6901; adjacent to 321339 Concession Road 6-7 (Roll #122600), Geographic Township of East Luther, now the Town of Grand Valley, County of Dufferin.
2. The set price of the parcel shall be \$10,000.00.
3. The requestor (Brakke Farm Inc.) shall be responsible for all Town, Public Notice and Legal Costs incurred by the Town in connection with this conveyance of the Surplus Lands, which costs shall be added as an adjustment on closing in favour of the Town.
4. The requestor shall retain its own solicitor to act for the requestor in connection with the acquisition of the Surplus Lands and to carry out the requirements of this By-law and any applicable Agreement of Purchase and Sale.
5. The requestor shall file the necessary documents with the Land Registry Office, to consolidate the PINs for the Surplus Lands with the requestor's adjacent property identified as 321339 Concession Road 6-7 Municipal Roll Number #122600, under one Municipal Roll Number.
6. That the requestor agrees that no future severances for the merged parcels will be permitted without bringing the appropriate application, which application shall be considered on its merits.
7. That the requestor agrees that Zoning Application Z04-2024 cannot be finalized (By-law passed by Council) until the said parcel is purchased by the requestor and all costs have been paid to the Town.