

**CONSENT DECISION**  
**CORPORATION OF THE TOWN OF GRAND VALLEY**

**DATE:** \_\_\_\_\_

**MOVED BY:** \_\_\_\_\_

**SECONDED BY:** \_\_\_\_\_

**APPLICATION #:** B02-2025

**RE: LOT(S) NO(S):** 22      **CONCESSION:** 9

**MUNICIPAL ADDRESS:** 361225 Concession Road 8-9 (Roll #202200)

**APPLICATION:**    **APPROVED ( )**    **DENIED ( )**    **DEFERRED ( )**

**REASONS:** The application conforms to the policies of the Dufferin County and Grand Valley Official Plans, and The Provincial Planning Statement 2024 (PPS 2024).

**CONDITIONS BELOW TO THE ABOVE APPLICATION, BEING A SURPLUS FARM SEVERANCE OF PART OF LOT 22, CONCESSION 9, WITH AN AREA OF APPROXIMATELY 0.75ha<sub>±</sub>, A DEPTH OF APPROXIMATELY 169.5m<sub>±</sub>, AND A FRONTAGE OF APPROXIMATELY 54.6m<sub>±</sub> AND THE RETAINED FARMLAND BEING APPROXIMATELY 39.25ha<sub>±</sub>.**

1. That this consent applies to an approximate 0.75ha parcel, with approximately 54.6m of frontage on Concession Road 8-9, and a depth of approximately 169.5m and includes the existing dwelling, well and septic bed, and one accessory building.
2. That the deed for the conveyance be submitted for endorsement on or before two years 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. That the Owner agrees to pay \$2,500.00 for Cash-in-lieu of Parkland as per By-law 2013-13.
5. A plan of survey, both paper and digital format on diskette 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.

6. 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.
7. Taxes must be paid in full to date.
8. 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.
9. That the surplus farm dwelling parcel (0.75ha) is rezoned to Rural Residential Exception Thirty-eight (RR-38) Zone and the vacant farmland parcel (39.25ha) is rezoned to an Agricultural Exception Nine (A-9) Zone.
11. That 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.
12. That the Applicant apply for a Green Emergency Number for the retained Farmland Parcel with the County of Dufferin.

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Chairman

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Member

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Member

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Member

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Member