



CONSENT APPLICATION CONDITIONS MEMO

TO: Council

FROM: Jessica Kennedy, Clerk

REPORT DATE: July 16, 2025

MEETING DATE: July 22, 2025

SUBJECT: Consent Application B1-25: 151371 12th Line, Part of Lot 6 & 7, Concession 13

PURPOSE:

The purpose of this memo is to provide conditions of approval for consideration with respect to Consent Application B1-25 for property location 151371 12th Line, Part of Lot 6 & 7, Concession 13, should the application be approved.

BACKGROUND:

Further to Fotenn Consultants Inc. Planning Report dated July 14, 2025, recommending approval of the application, the recommended motion provided below lists the Township's standard conditions, any recommended in the report and any recommended by commenting agencies, to be considered, should the application be approved by Council.

MOTION FOR CONSIDERATION:

BE IT RESOLVED THAT: the Consultant Planning Report dated July 14, 2025, and the corresponding Staff Memo dated July 16, 2025, be received;

And further that Consent Application B1-25 by applicant Everett Lusk, Van Harten Surveying on behalf of owners Edward and Anne Woods to sever approximately 41.2 ha (101.81 ac) from 151371 12th Line, Part of Lot 6 & 7, Concession 13, be approved subject to following conditions:

1.	Park Dedication in the amount of \$1,500.00.
2.	Payment of any property taxes, as of the date of the issuance of the Certificate of Official, with respect to the property that is subject to the application.
3.	Conservation Authority Approval for the severed and retained parcels.
4.	Entrance Approval/Opinion for the severed parcel.

5.	Minimum Distance Separation (MDS) assessment will be required to confirm compliance with MDS 1.
6.	County of Dufferin Building Department Septic System Approval/Lot Suitability required for the severed parcel.
7.	Reference Plan: Digital and Paper formats required for the severed and retained parcels. A copy of the draft plan shall be circulated to the Township for review prior to registration.
8.	Consent Agreement to be registered on title on the severed and retained parcels.
9.	Road widening required on the severed and retained parcels. Road widening(s) shall be conveyed to the appropriate road authority, in accordance with applicable road authority policies. If road widening has been obtained at an earlier date, condition(s) would not apply. Any unregistered road widenings to be deeded to the Township or appropriate road authority.
10.	An Encroachment Agreement shall be entered into with respect to the Hydro One Networks Inc. easement and any Hydro-owned structures located on the road widening lands to be conveyed to the Township.
11.	Certificate of Title to be supplied, showing no encumbrances on the land for road widening purposes.
12.	That all conditions be fulfilled, and Certificate of Official be issued within two years of the date of Notice of Decision was given, failing to do so will cause the application to be null and void.
13.	Any road widenings, easements, survey costs, legal costs and any other transactions pertaining to this application shall be borne by the applicant.

REASON(S) FOR APPROVAL: The application is in conformity with Official Plan policies and represents good and orderly planning.

Respectfully Submitted,
Jessica Kennedy, Clerk
Township of East Garafraxa

Reviewed by:
N/A