

# Appendix E

## Conditions of Approval

Approves consent 26-B04 for the purposes of a farm consolidation, pertaining to lands at 5455 Concession 9 Sunnidale subject to the conditions:

1. That the Owner(s) shall pay to the Township of Clearview any additional costs and expenses incurred as a result of the review, approval and implementation of this application.
2. That a registrable legal description of the severed lands and retained lands, if requested, be provided to the Secretary-Treasurer together with a survey plan prepared by an Ontario Land Surveyor illustrating the consent consistent with the decision of the Committee of Adjustment.
3. That the Owner(s) discharge any mortgage on the property from the lands being severed from 5455 Concession 9 Sunnidale and that their solicitor provide an undertaking in writing that this condition will be fulfilled.
4. That the Owner's solicitor confirms in writing the legal merger of the lands subject to the farm consolidation and that the lands be confirmed to be in the same name as the current/farmer/farming corporation and the retained lands be merged and that the solicitor provide an undertaking in writing that this condition will be fulfilled as well as merging the pin numbers to have only one pin number for the new parcel;
5. That the Owner's solicitor provide an undertaking in writing that the retained lands will be registered in the name of an owner of the Cubitt farming operation.
6. That the Owner successfully apply and receive approval from the municipality to amend the Zoning By-law to prohibit residential use on the portion of the remnant lands currently addresses as 5455 Concession 9 Sunnidale.
7. That the Owner remove the existing silos and agricultural building on the severed and retained lands.
8. That upon fulfillment of all other conditions of approval, the owner submit a request to the Secretary-Treasurer for a certificate of consent for the severed lands and retained lands, if requested, which shall be given by the Secretary-Treasurer conclusive evidence that the consent was given and that the provisions of the Planning Act leading to the consent have been complied with.

NOTES REGARDING CONSENT:

- As per Section 53(41) of the Planning Act, R.S.O., 1990, all conditions of this decision shall be fulfilled and the Certificate of Consent issued within two years of this date. If all of the conditions have been met and all the authorities concerned have notified the Committee in writing, the Secretary is authorized to issue the Certificate of Consent.
- This consent is granted on the basis that Subsection (3 or 5) of Section 50 of the Planning Act, R.S.O., 1990, applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.