

Conditions:

1. Notice of Decision: That a copy of any decision notice be provided to the Township for our files.

2. Survey: That the owner/ applicant shall provide a paper and digital (PDF) copy of the final registered plan (R-Plan) to the Township Planning Department for our files, and that the plan meets the general intent of the approved consent sketch. It may be beneficial to have the draft plan provided to the township for review prior to registration.

3. Road Widening: The owner/applicant shall have their surveyor confirm in writing to the Township that the existing width of the road allowance along the severed and retained parcels fronting on County Road 21, is a minimum of 13.1 metres from centreline of road. If additional lands are required to bring the road allowance up to minimum standards, the additional land shall be shown as part or parts on a draft reference plan for the Townships review.

The owner/applicant shall have their lawyer prepare the required transfer documents and provide a copy to the Township for review and signature to have the lands assumed as a public highway by the County. The preparation and registration of the documents shall be at the owner/applicant's expense.

4. Development Agreement: That a Development Agreement between the landowner and the Township be registered on title of the severed parcel of land with the following clauses:

a. That the owner be advised that the subject lot is located in the rural area and may be in proximity to active or future agricultural operations and may experience odours, sounds and vehicle traffic associated with the standard operation of agricultural uses.

b. That the owner be advised that any new or expanding livestock facility or manure storage facility on a lot in the rural area or new residential dwelling is subject to Minimum Distance Separation (MDS) calculation.

c. That the owner be advised that any new or altered entrances require an entrance permit from the County of Leeds and Grenville, prior to the commencement of any work.

d. That the owner be advised that Township encourages the preservation and enhancement of existing natural vegetation on the site and limit the removal of any vegetation only to the proposed development area. The owner(s) may contact the Township of Edwardsburgh Cardinal or South Nation Conservation Authority for more information.

e. That the owner be advised that the subject lot is approximately 300 metres south of the South Nation River

f. That the owner be advised that the Township is not responsible to extend any municipal services to the subject property if its private on-site well or sewage disposal system fails. It is the homeowner's obligation to repair, replace and maintain the private on-site services on the property.