

APPENDIX C – CONDITIONS OF CONSENT

1. Receipt of a registered reference plan showing the severed and retained parcel;
2. Receipt of confirmation that all taxes are paid up to date;
3. Receipt of confirmation that the applicant shall submit to the Secretary-Treasurer a draft of the Transfer deed for review (*Upon registration a final copy of the Transfer deed shall be provided to the City*);
4. Receipt of confirmation from the Applicant's solicitor that Section 50(3) or 50(5) of the Planning Act shall apply to any subsequent conveyance or transaction of or in relation to the parcel of land being the subject of this consent. Therefore, the Solicitor acting in the transfer will provide a letter of undertaking confirming that the severed lands will be merged in title with the property municipally addressed as 111 Pearl St.;
5. Receipt of confirmation that a demolition permit has been obtained for the existing accessory building proposed to be removed to accommodate the addition;
6. Receipt of confirmation that the required 2.5 m daylight corner with 0.3 m reserves has been dedicated to the City, to the satisfaction of the General Manager of Public Works Commission;
7. Receipt of confirmation from the Manager of Development Planning or their designate, indicating that Easement Agreement relating to the Part Lot A, E/S Sydenham Street, Plan City of Brantford, as in A304350, has been amended to ensure that drainage associated with the proposed addition will be directed to the subject lands, and that the location for accessing Schedule J be included in the Easement Agreement; and,
8. That the above conditions be fulfilled and the Certificate of Consent be issued on or before August 7, 2026, after which time the consent will lapse.