

APPENDIX A – CONDITIONS OF CONSENT (B31-2024)

1. Receipt of a registered reference plan showing the severed and retained parcels and any applicable easements, to the satisfaction of the Manager of Development Planning or their designate.
2. Receipt of a draft of the Transfer deed for review (upon registration a final copy of the transfer deed shall be provided to the City), to the satisfaction of the Manager of Development Planning or their designate.
3. Receipt of confirmation that all taxes are paid up to date, to the satisfaction of the Manager of Development Planning or their designate.
4. Receipt of payment for cash-in-lieu of parkland (*amount to be determined in accordance with City of Brantford By-law 139-2022*).
5. Receipt of confirmation from the Manager of Development Engineering or their designate, indicating that the deposited reference plan showing the severed and retained parcels of land has been received.
6. That an undertaking is provided from the applicant's solicitor confirming that the overland flow easement and any other applicable easements will be registered on title for the subject property;
7. The Owner/Applicant shall provide a Tree Protection Plan to the satisfaction of the Manager of Development Engineering or his/her designate. The Tree Protection Plan shall assess all trees which are, or may be, subject to injury or removals due to the development of the site.
8. Receipt of confirmation from the Risk Management Official that a Restricted Land Use Declaration Form and any necessary risk management plans have been submitted to and approved.
9. Receipt of confirmation from the Manager of Development Engineering or their designate, indicating that a Wastewater Allocation Request Form has been submitted and approved.
10. Receipt of confirmation from the Manager of Development Engineering or their designate, indicating that a Municipal Numbering Assignment Request Form to assign a municipal address number to the severed and/or retained parcel(s) has been submitted.
11. The Owner/Applicant shall provide a Servicing Plan prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of

Development Engineering or his/her designate. The Servicing Plan shall indicate that the severed and retained parcels have been independently serviced with a sanitary and storm sewer connection to a legal outlet and that these services do not cross the proposed severance line(s) and are connected directly to City infrastructure.

12. The Owner/Applicant shall be responsible, financial and otherwise, to provide sanitary and storm sewer connections to a legal outlet for each parcel of land (severed and retained) to ensure each parcel has been independently serviced to the satisfaction of the Manager of Development Engineering or his/her designate.
13. The Owner/Applicant shall provide a Grading and Drainage Plan prepared by a qualified Engineer licensed in the Province of Ontario, to the satisfaction of the Manager of Development Engineering or his/her designate.
14. Receipt of confirmation that a road widening strip, free and clear of any encumbrances, as required by the Manager of Development Engineering or his/her designate, has been conveyed to the City, at no cost to the municipality, with any costs regarding the transfer being borne by the applicant(s).
15. The Owner will be required to obtain a Water Service Connection Permit for each new service and pay all applicable fees prior to commencing any work to connect the new water service; the City will complete the inspection of all connections to City watermains.
16. Receipt of confirmation from the Environmental Services Department indicating that their requirements have been satisfied.
17. That the above conditions are fulfilled and the Certificate of Consent be issued on or before **August 7, 2026**, after which time the consent will lapse.