



1. That the Owner(s) provide a servicing plan or other evidence, to the satisfaction of **the Development Review Manager of the Central Branch within Planning, Real Estate and Economic Development Department, or his/her designate**, to be confirmed in writing from the Department to the Committee, that each existing building and/or unit on the severed and retained parcels has its own independent water, sanitary and sewer connection, as appropriate, that are directly connected to City infrastructure and do not cross the proposed severance line.
2. That the Owner enter into an Agreement with the City, at the expense of the Owner, which is to be registered on Title to deal with the covenants/notices that shall run with the land and bind future owners on subsequent transfers;

“The property is located next to lands that have an existing source of environmental noise (arterial road, highway, airport, etc) and may therefore be subject to noise and other activities associated with that use”

3. The Agreement shall be to the satisfaction of **the Manager of the Central Branch within Planning, Real Estate and Economic Development Department, or his/her designate**. The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.
4. That the Owner(s) provide evidence to the satisfaction of the Chief Building Official, or designate, that the party wall meets the Ontario Building Code, O Reg. 332/12 as amended, which requires a 1-hour fire separation from the basement through to the underside of the roof. Verification from the Building Inspector is required. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.
5. That the Owner(s) shall prepare and submit a tree planting plan, prepared to the satisfaction of the Development Review Manager of the relevant Branch within the Planning, Real Estate and Economic Development Department, or his/her designate, showing the location of one new 50mm tree to be planted on each lot following construction, to enhance the urban tree canopy.

Forestry Services Comments:

1. There is a newly constructed semi-detached dwelling on this property. There are no tree concerns associated with the severance of this property. The Official Plan has a tree canopy cover target of 40%. As a condition of the severance, a planting plan must be provided showing the location of one new tree on each of the severed properties for improvement of the streetscape and urban canopy cover. The planting plan must include the location of existing trees to ensure there are no conflicts.

Additional Comments:



1. The Right-of-Way Management Department has **no concerns** with the proposed Consent application.

A handwritten signature in blue ink that reads "Basma Alkhatib".

Basma Alkhatib
Planner I
Development Review, Central Branch
Planning, Real Estate and Economic
Development Department

A handwritten signature in blue ink that reads "Jean-Charles Renaud".

Jean-Charles Renaud, RPP, MCIP
Planner III
Development Review, Central Branch
Planning, Real Estate and Economic
Development Department