

# The Corporation of The Township of Stone Mills

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## Prior Consent Report

Section 7.5.1 of the Official Plan of the Township of Stone Mills provides that:

In the Rural Area and Industrial Area designations, a maximum of three (3) residential or non-residential lots (exclusive of the retained parcel) may be created from a lot of record. Lot creation for all severances shall be for a lot of record as it existed on January 1, 1998. New lot creation in the Agricultural designation shall comply with Section 4.4.2.4 of this Plan.

In the Hamlet Area designation, no limit to the number of consents applies provided:

- i. a plan of subdivision is not deemed to be required;
- ii. the lot(s) being created result in an infill of existing development and do not inhibit the potential for orderly development of adjacent lands;
- iii. the whole of the proposed lot(s) is located within the Hamlet Area boundary; and
- iv. other matters as deemed appropriate by the municipality are addressed including but not limited servicing, compatibility, etc.

It is the duty of the applicant to ensure that lands subject to a consent application qualify for the consent in accordance with the foregoing restrictions. To ensure the lands do qualify for a consent, the applicant shall have a qualified professional (Solicitor, Ontario Land Surveyor, Title Searcher) examine title of the lands and indicate herein the results of that title examination.

The examination of title of the lands was completed by:

Name of Person or Firm	Professional Designation

The examination of title was in respect to the following lands:

In my examination of title of these lands I have concluded that on January 1, 1998:

<input type="checkbox"/>	The lands herein described was a singular registered parcel of land, or
<input type="checkbox"/>	The lands herein described was part of a larger registered parcel of land

Further that, in my examination of title, I have concluded that since January 1, 1998 there have been:

<input type="checkbox"/>	No lots created by consent
<input type="checkbox"/>	One lot created by consent
<input type="checkbox"/>	Two lots created by consent
<input type="checkbox"/>	Three lots created by consent
<input type="checkbox"/>	More than three lots created by consent

Signature	Date