



County of Bruce
Planning & Development Department
30 Park Street, P.O. Box 848
Walkerton ON N0G 2V0
brucecounty.on.ca
226-909-5515

Decision of the Approval Authority With Reasons

A decision has been made by the Council of the Corporation of the County of Bruce to approve the Consent under Section 53(12) of the Planning Act, 1990 in relation to:

File Number B-2020-062
For Oziah & Anna Brubacher
In Respect Of CON 1 S PT LOTS 63 & 64 (Kinloss)
1288 Bruce Road 86
Township of Huron-Kinloss, Roll Number 410711000102700

The proposal is to grant an easement across 1288 Bruce Road 86 for drainage purposes to allow for stormwater from the proposed development to the northeast, under the name Hellyn Development Inc., to be directed to the Bruce Road 86 ditch.

The related draft plan of subdivision and zoning by-law amendment files are S-2020-006 and Z-2020-045.

Conditions of Provisional Approval

1. That the owner enter into an Agreement with the Municipality, if deemed necessary by the Municipality, to satisfy all the requirements, financial or otherwise of the Municipality, which may include, but shall not be limited to, the provision of parkland (or cash-in-lieu of land), roads, installation of services and facilities, grading, erosion and sediment control, drainage and the timing and payment of a development charge.
2. That a Reference Plan (survey that is registered) be completed and a digital copy and hard copy filed with the Municipal Clerk and a digital copy and hard copy be filed with the Approval Authority, or an exemption from the Reference Plan be received from the Approval Authority.
3. That the Municipality provide written confirmation to the Approval Authority that the municipal conditions as imposed herein have been fulfilled.

4. That, pursuant to Section 53(42) of the Planning Act, the 'Certificate of Consent' be affixed to the deed within one year of the giving of the Notice of Decision. (Note: Section 53(43) of the Planning Act requires that the transaction approved by this consent must be carried out within two years of the issuance of the certificate (i.e. Stamping of the deed)).
5. That the applicant pays the applicable County of Bruce consent certification fee at the time of certification of the deeds.
6. That the Clerk of the Municipality provide written confirmation to the Approval Authority that zoning amendment Z-2020-045 is in force and effect.
7. That engineered grading, drainage and servicing plan(s) must be completed to the satisfaction of the Municipality.
8. That the owner provide an Archaeological Assessment by an archaeologist licensed in the province of Ontario that has been confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and, That the owner satisfy the approval authority that recommendations of the archaeological assessment (if any) have been or will be implemented.
9. That the consent is for an easement for drainage and stormwater management purposes over CON 1 S PT LOTS 63 & 64 (Kinloss) (1288 Bruce Road 86) in favor of the abutting property to the northeast, being PLAN 36 PARK LOT 46 TO 50; ALBERT W/S (Lucknow), under the name Hellyn Development Inc.
10. That the solicitor for the owner or applicant provide an undertaking that the easement will be registered on title.

Reasons

Conforms to the Zoning By-Law and Official Plan

Consent File Number: B-2020-062

Certified to be a true copy of the Decision of the Approval Authority for the County of Bruce.

Secretary-Treasurer
Land Division Committee, County of Bruce

Date

Site plan

