



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

November 10, 2020

File Number: B-2020-062

# Request for Verification

## Approval of Consent Application

Owner	Oziah & Anna Brubacher
Applicant	Ron Davidson Land Use Planning Consultant Inc. (for Hellyn Development Inc.)
Agent	N/A
Legal Description	CON 1 S PT LOTS 63 & 64 (Kinloss) Roll Number 410711000102700
Municipal Address	1288 Bruce Road 86
Related Files	S-2020-006 and Z-2020-045

As per County of Bruce By-Law 2020-031 the Approval Authority for the County of Bruce shall not exercise the delegated powers unless a representative of the local Municipality has provided written verification that there is no objection to the granting of Approval. The representative’s signature below acknowledges that there are no objections to the granting of Approval.

### Proposed Recommendation of Approval

The proposed consent application is consistent with the Provincial Policy Statement, complies with the County Official Plan and the Local Official Plan, and conforms to the Zoning By-law, and therefore is eligible for approval.

The Planning Department recommends the following final conditions of approval for your consideration:

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.

I verify that the municipality has no objection to the approval of this consent application, with the conditions noted above.

If additional conditions are required, or if there is concern with the conditions above, please advise Coreena Smith, Senior Development Planner  
([cjsmith@brucecounty.on.ca](mailto:cjsmith@brucecounty.on.ca))

*E. Dance*

November 12, 2020

Municipal Representative

Date

**Consent File Number: B-2020-062**