



County of Bruce
Planning & Development Department
268 Berford St, P.O. Box 129
brucecounty.on.ca
226-909-5515

Decision of the Approval Authority

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-2020-125
For Estate of Heinz Baumgarten c/o Richard Baumgarten
In Respect Of 885 Bayview Street
WATER LOT 3PT DIV N BAY ST; RP 3R7000 PARTS 4 & 5 SUBJ TO
UNION GAS EASEMENT FOR A PIPELINE
Town of South Bruce Peninsula, Roll: 410258000122000

The proposal

The purpose of this application is to sever the subject property and create a new waterfront residential lot on municipal services in the Wiarton Primary Urban Community.

Conditions of Provisional Approval

1. That the owner enter into an Agreement with the Municipality, if deemed necessary by the Town of South Bruce Peninsula, 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, facilities, drainage and the timing and payment of a development charge.
2. That a Reference Plan (survey that is registered) be completed and a 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 applicant shall pay an administrative fee of \$350.00 to the Town of South Bruce Peninsula.
4. That the owner shall obtain an appraisal of the subject lands which shall be used as the basis for the calculation of a 5% cash-in-lieu of parkland contribution.

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 (ie. 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 applicant provides a topographical survey that shows a building envelope that conforms to the required setbacks and provisions of the Zoning By-law on the proposed parcel, to the satisfaction of the approval authority.
7. That the owner provides written confirmation that:
 - a. An Archaeological Assessment by an archaeologist licensed in the province of Ontario has been completed and confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and
 - b. That the recommendations of the archaeological assessment (if any) have been implemented.

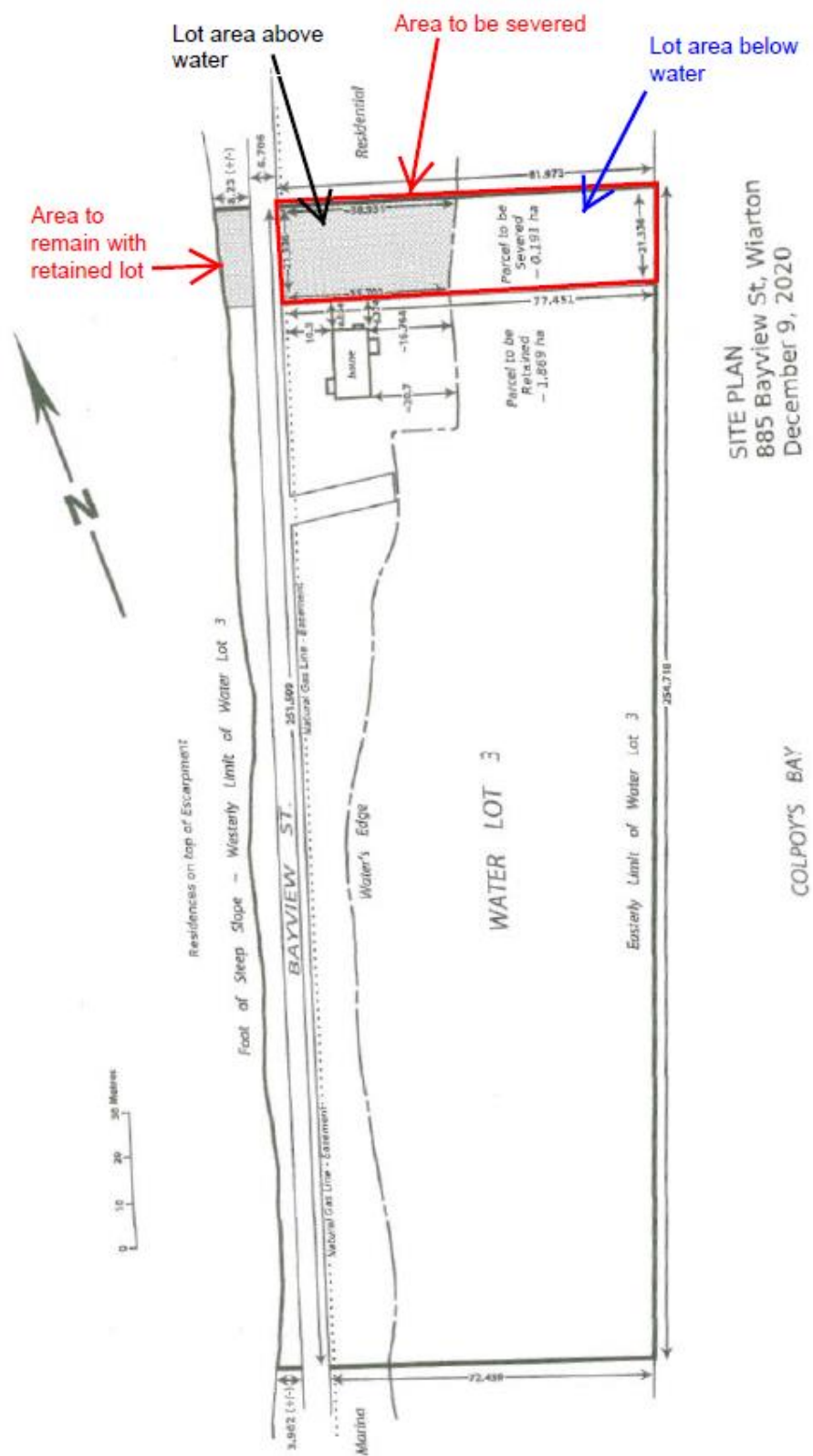
Consent File Number: B-2020-125

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



SITE PLAN
885 Bayview St, Warton
December 9, 2020

COLPOYS BAY