



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

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-2020-082
For Jeff and Lesley Borth
In Respect Of CARRICK CON D PT LOT 27 (Carrick), Municipality of South Bruce
Roll Number 410501000131603

The proposal

The purpose of Consent B-2020-082 is to permit the severance of a business park parcel within the settlement area of Mildmay (Lot 1 on the Site Plan), which will be merged on title with an adjacent existing business park lot. In order to enable the lot to merge on title with the adjacent property, the original consent associated with the benefitting lot must be spoiled. This will be achieved by conveying a small portion of the benefitting lot to the adjacent property.

Related Consent Applications B-2020-083 and B-2020-084 (proposed Lots 2 and 3 on the Site Plan) have been put on hold by the Owner.

Conditions of Provisional Approval

1. That the owner enter into an Agreement with the Municipality of South Bruce, 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, facilities, 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 applicant's solicitor submit all deeds for certification for file B-2020-082, including the stipulated consent, to the Approval Authority at the same time, and that the Approval Authority apply certification to all deeds consecutively.
7. That the application is for a lot addition only; and, that the lands to be severed be merged under the same ownership as the abutting lands (CARRICK CON D PT LOT 27 RP;3R10030 PART 1, [113 ADAM ST S]), as shown on the attached Schedule and that Subsection (3) or (5) of Section 50 of the Planning Act, apply to any subsequent conveyance. The lawyer shall provide an undertaking to consolidate the pins for the property parcels upon registration of the consent(s).
8. That the registered site plan control agreement on title for the property on the abutting lands (CARRICK CON D PT LOT 27 RP;3R10030 PART 1, [113 ADAM ST S]) be amended to reflect the new legal description and that a revised site plan be submitted for review and approval to reflect the proposed lot addition to the satisfaction of the Municipality of South Bruce.
9. An engineered grading and stormwater management plan must be prepared and implemented on the subject lands by the owner to the satisfaction of the Municipality of South Bruce.
10. The subject lands must be serviced by municipal water and sewer with servicing connections to the site being installed by the owner to the satisfaction of the Municipality of South Bruce.

Consent File Number: B-2020-082

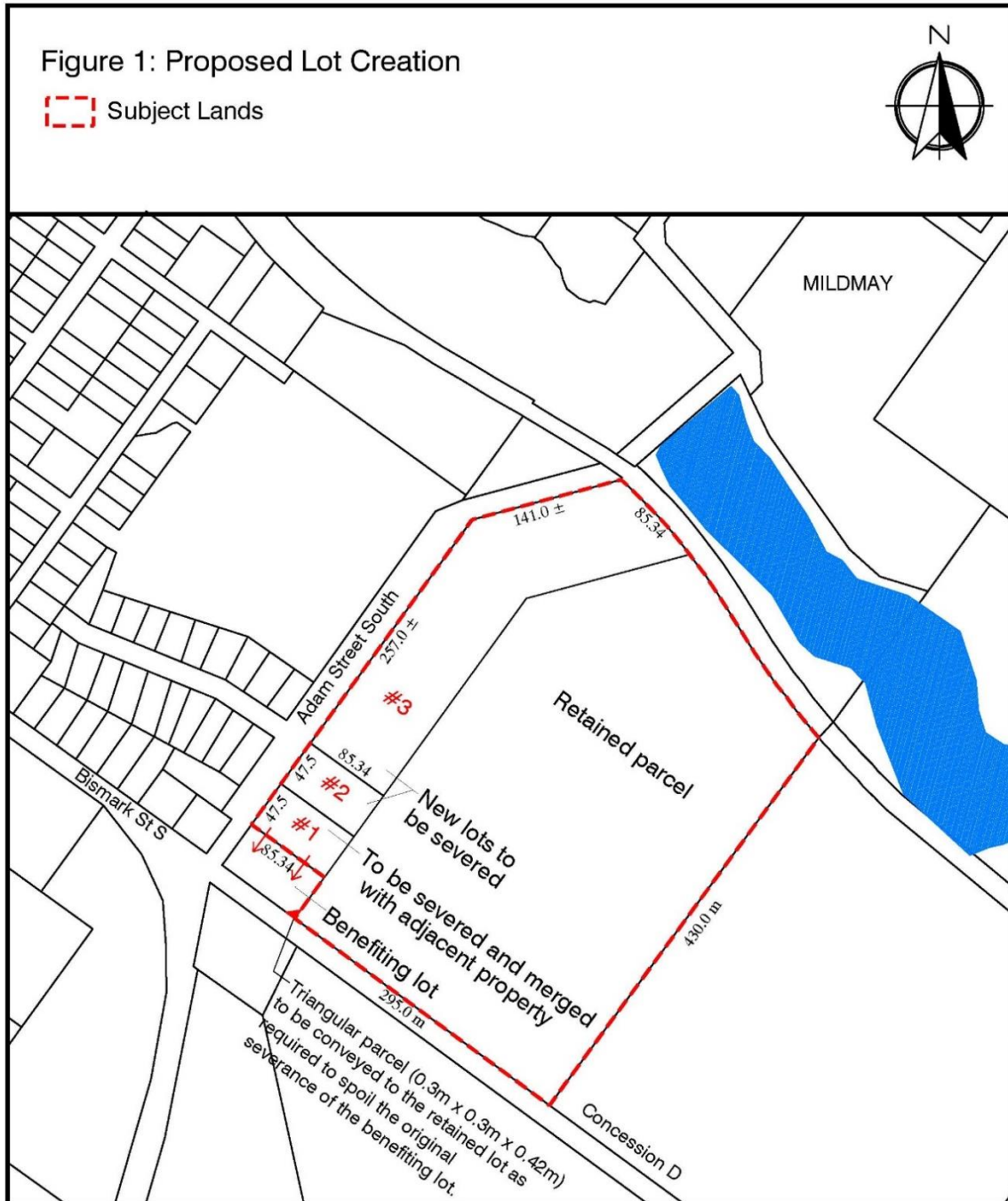
Certified to be a true copy of the Decision of the Approval Authority for the County of Bruce.

Secretary-Treasurer
Land Division Committee, County of Bruce

Date

Site plan

Note: Current Consent (**B-2020-082**) relates only to the creation of Lot 1 and the associated stipulated consent. Consent applications to create Lots 2 and 3 on the Subject Lands have been put on hold by the Owner.



Lot Creation
Adam Street South
Mildmay, ON

Received
November 18, 2020
Bruce County
Planning

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC.
OWEN SOUND, ONTARIO
SCALE 1:5000