



County of Bruce
Planning & Development Department
30 Park Street, 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-2020-099

For Francine and Pierre Pilon c/o Kim Pilon

In Respect Of 100 McCormick Dr
PLAN M37 LOT 23 SEC M-37 PCL; 23-1 (Huron), Township of Huron-Kinloss

The proposal

The applicant is proposing to sever a new vacant lot that is 1383.5 sq m from a 3,958.87 sq. m. parcel. If approved, the application would facilitate the creation of a new lot. The related minor variance file is A-2020-079.

Conditions of Provisional Approval

1. That the owner enter into an Agreement with the Municipality, if deemed necessary by the Township of Huron-Kinloss, 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 Secretary-Treasurer of the Committee of Adjustment provide written confirmation to the Approval Authority that Committee of Adjustment application A-2020-079 is in force and effect.

7. That the Municipality provide written confirmation that the owner has entered into a development agreement which requires that:

a) The new lot shall be serviced by an advanced tertiary sewage disposal system that meets the specifications of the CAN/BNQ 3680-600 NI standard, as amended from time to time or by connection to a Municipal sewage disposal system; and

b) The septic system on the retained lot shall not be replaced except with an advanced tertiary sewage disposal system that meets the specifications of the CAN/BNQ 3680-600 NI standard, as amended from time to time or by connection to a Municipal sewage disposal system

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 Saugeen Valley Conservation Authority provides written confirmation that a geotechnical assessment has been completed which demonstrates to the satisfaction of Saugeen Valley Conservation Authority that the lot can be developed without increasing slope instability and that future development will not be impacted by unstable soils and groundwater flooding.

Consent File Number: B-2020-099

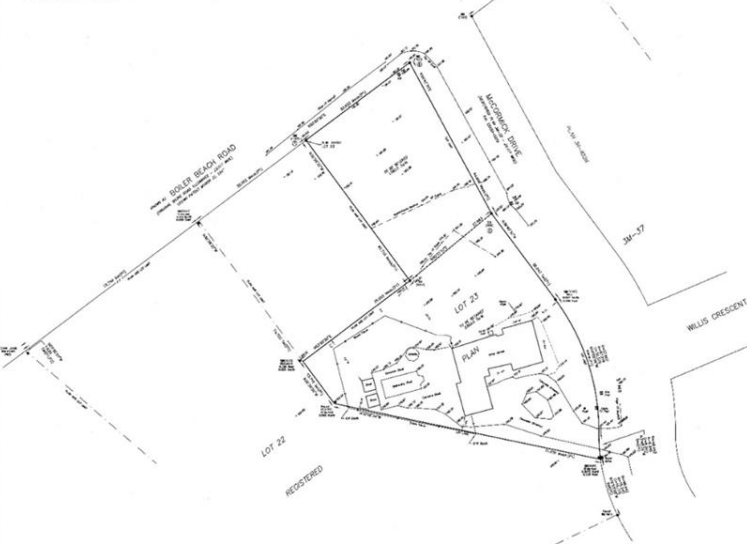
Certified to be a true copy of the Decision of the Approval Authority for the County of Bruce.

Secretary-Treasurer
Land Division Committee, County of Bruce

Date

Site plan

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SURVEYOR'S REAL PROPERTY REPORT

NOTE 1

LOT 23

REGISTERED PLAN 26-37

REGISTERED PLAN 26-37

TOWNSHIP OF HUNTER-KENNES

COUNTY OF BRUCE

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