



County of Bruce  
Planning & Development Department  
1243 MacKenzie Rd  
Port Elgin, ON N0H 2C6  
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-2021-053  
**For** Dan Morley and Alicia Woods-Morley c/o Cuesta Planning Consultants Inc.  
**In Respect Of** INVERHURON PARK N PT LOT 3 (Bruce Twp)  
27 Whispering Woods, Inverhuron  
Municipality of Kincardine

## The proposal

The purpose of the Consent application is to create a new vacant residential lot approximately 4,115 square metres in area from an existing residential property at 27 Whispering Woods, in the Municipality of Kincardine. The retained lot is proposed to be approximately 1.97 ha and contains an existing detached dwelling and accessory buildings.

The related files are C-2021-013, L-2021-011 and Z-2021-047.

## Conditions of Provisional Approval

1. That the owner enter into an Agreement with the Municipality, if deemed necessary by the Municipality of Kincardine, 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 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 two years** 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 By-law Amendment file Z-2021-047 is in force and effect.
7. That an employee of the County of Bruce confirm that Local Official Plan Amendment file L-2021-011 is in force and effect.
8. That an employee of the County of Bruce confirm that County Official Plan Amendment file C-2021-013 is in force and effect.
9. That the owner satisfies the Municipal Public Works Department with respect to the provisions of (911) entrance permits.
10. That development of the severed lands be carried out in accordance with a site plan, approved by Municipal staff, which identifies a building envelope; well, septic system and entrance locations; and setbacks. The private well and septic system shall comply with separation distances per the Ontario Building Code.

**Consent File Number:** B-2021-053

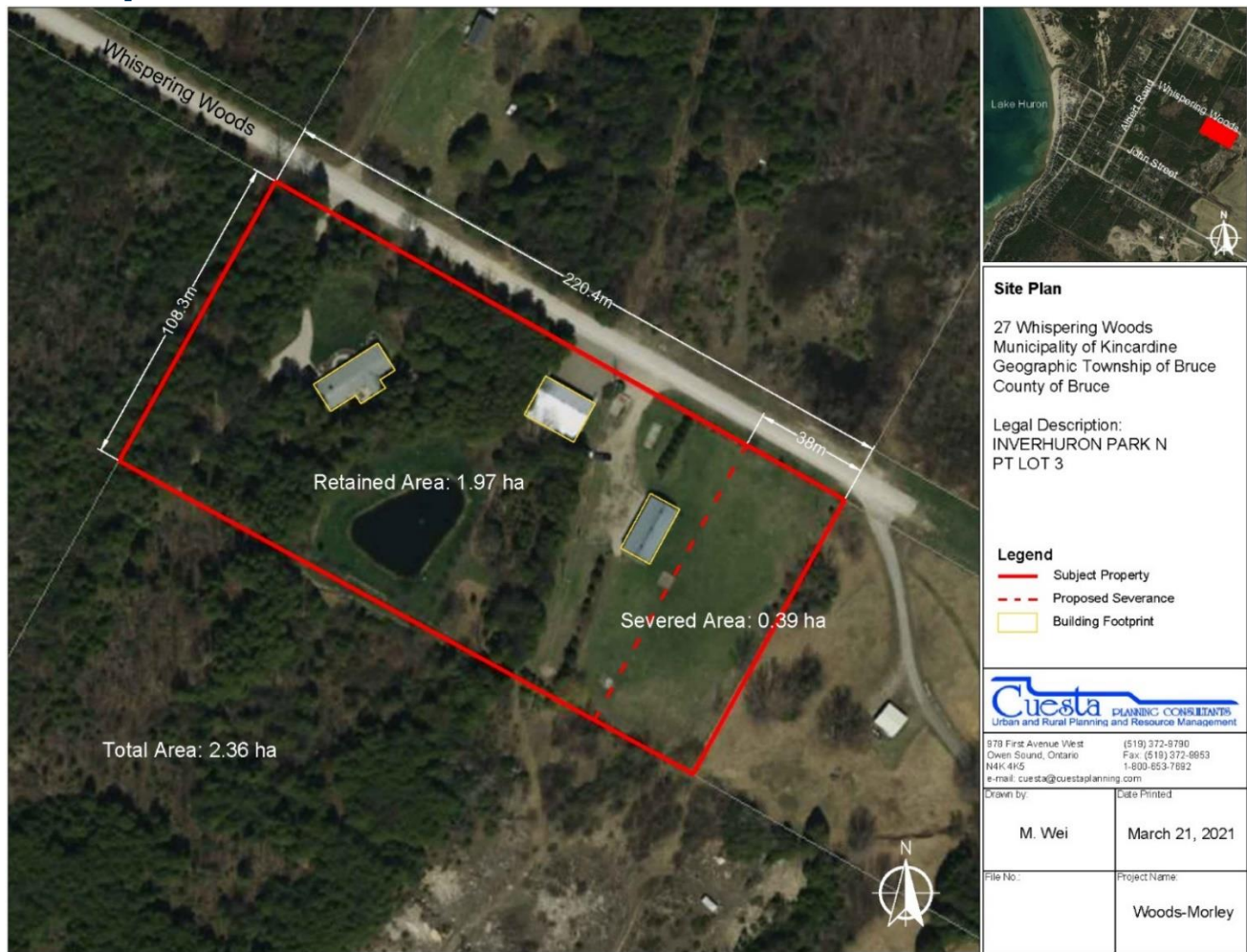
Certified to be a true copy of the Decision of the Approval Authority for the County of Bruce.

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Secretary-Treasurer  
Land Division Committee, County of Bruce

Date

# Site plan



(Note: the amended severed lot area is 4,115 square metres)