



County of Bruce
Planning & Development Department
268 Berford Street, P.O. Box 129
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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-2021-129

For Robert Gallie, Steve Gallie and Karen Gallie

In Respect Of 259 Elsinore Road
CON D PT LOTS 2 & 3 (former Amabel Twp)
Town of South Bruce Peninsula
Roll: 410254000600200

The proposal The application purposes to create two residential lots. Each lot will be approximately 5 acres with a frontage of approximately 88.5 m and 97.8 meters on Elsinore Road. The retained parcel will have an area of approximately 310 acres and approximately 410 meters of frontage on Elsinore Road. The severed parcels are to be developed for residential uses. The retained parcel will remain unchanged. The related Bruce County Official Plan Amendment file number is C-2021-019 & the related Town of South Bruce Peninsula Official Plan Amendment file number is L-2021-009.

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 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 applicant's solicitor submit all deeds for certification for files B-2021-129 and B2021-130 to the Approval Authority at the same time, and that the Approval Authority apply
7. That the applicant shall pay the Town of South Bruce Peninsula an administrative fee of \$350 for each consent.
8. The applicant shall obtain an appraisal of the subject lands which shall be used as the basis for the calculation of a 5% cash in lieu contribution.

Consent File Number: B-2021-129

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 (Severed Lands outlined in red)

