



County of Bruce  
Planning & Development Department  
1243 MacKenzie Road  
Port Elgin ON N0H 2C6  
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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-2022-034

**For** Barry's Construction and Insulation Ltd.

**In Respect Of** Bricker Street, PLAN M43 LOT 18 PT LOT 17; AND RP 3R7692 PARTS 1 AND 2; SECTION M43 PCL 18-1, Town of Saugeen Shores (Port Elgin Town), Roll Number 411046000202918

**The proposal** The Consent Application is seeking to sever a vacant parcel and create two identical lots for single-detached use. Both the retained and severed parcels will have an area of 434m<sup>2</sup> and 14.74 metres of frontage. A minor variance application (A-2022-018) was approved for both lots, facilitating a reduced lot area of 434m<sup>2</sup> from 450m<sup>2</sup>, a rear yard depth of 6.0m from 7.5m, and a max lot coverage of 50% from 45%.

The related Minor Variance file is A-2022-018.

## Conditions of Provisional Approval

- 1) That the owner enter into an Agreement with the Town, if deemed necessary by the Town of Saugeen Shores, to satisfy all the requirements, financial or otherwise of the Town, 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 Town 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 Town 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 fees 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 Minor Variance application A-2022-018 is approved.

**Consent File Number:** B-2022-034

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

# Site plan

