



County of Bruce  
Planning & Development Department  
1243 MacKenzie Road  
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-2022-035  
**For** Rodger Crane  
**In Respect Of** 419 Mechanics Ave, (PLAN 4 S PT LOT 44 S PT LOT;45), Municipality of Kincardine (Kincardine Town), Roll Number 410822000403900

**The proposal** The Consent Application is seeking to sever a parcel into two equal lots. The retained and severed parcels would each be 529.76m<sup>2</sup> in area with 20.12m of frontage. The severed parcel will be developed with a new detached dwelling and the retained parcel will maintain the existing detached dwelling.

## 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 owner provides an appraisal of the subject lands to the Municipality. Said appraisal shall be the basis of the 5% cash in lieu of parkland contribution.
- 7) That the owner satisfies the Municipality with respect to the provisions of (911) entrance permits.

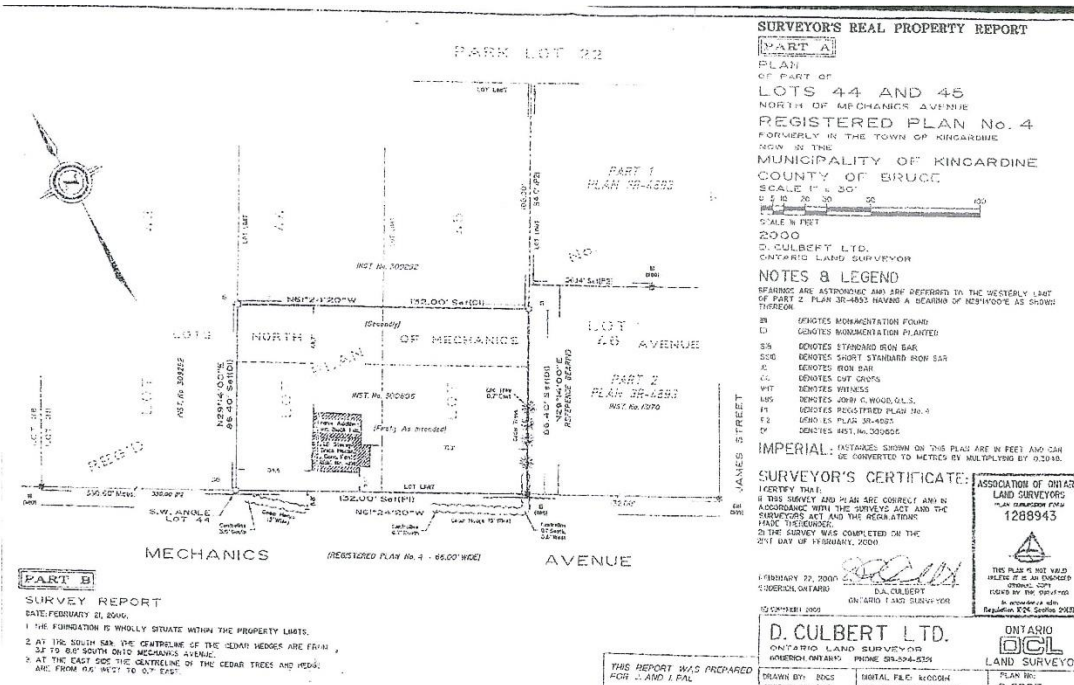
**Consent File Number:** B-2022-035

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

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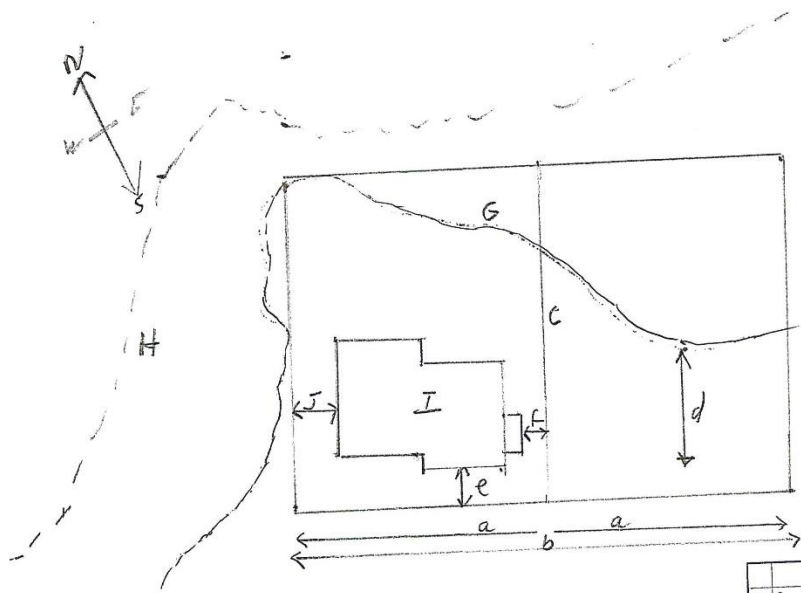
Secretary-Treasurer  
Land Division Committee, County of Bruce

# Site plans



**PART B**  
**SURVEY REPORT**  
 DATE: FEBRUARY 27, 2009  
 1. THE FOUNDATION IS WHOLLY SITUATE WITHIN THE PROPERTY LIMITS.  
 2. AT THE SOUTH END THE CENTRELINE OF THE CEDAR HEDGES ARE FROM 3.7 TO 8.0' SOUTH ONTO MECHANICS AVENUE.  
 3. AT THE EAST END THE CENTRELINE OF THE CEDAR TREES AND HEDGES ARE FROM 0.6' WEST TO 0.7' EAST.

THIS REPORT WAS PREPARED FOR J. AND I. PAL



Mechanics Ave

	metres
a	frontage on new lot 20.117
b	existing frontage 40.23
c	original lot line, and also new lot line 26.33
d	possible depth of new building 8.53
e	distance to lot line 3.07
f	distance to new side lot line 2.7
g	200 or hundred or regulatory flood line
h	existing creek
i	existing house
j	distance house to west lot line 3.78