



County of Bruce  
Planning & Development Department  
1243 MacKenzie Rd  
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-2023-005  
**For** Cobide Engineering Inc., Dana Kieffer  
**In Respect Of** 570 JOHNSTON AVE – PLAN 11 BLK 17 LOT 5 W PT; LOT 4 (Port Elgin Town), Town of Saugeen Shores, Roll Number 411046000427500

## The proposal

The purpose of the application is to allow for a lot line adjustment for a proposed 12 unit apartment building on the subject lands. The related Local Official Plan Amendment is L-2023-002 and the related zoning amendment file is Z-2023-009

## Conditions of Provisional Approval

1. That the owner enter into an Agreement with the Municipality, if deemed necessary by the (Town of Saugeen Shores), 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 (preferred) or a 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-2023-005, B-2023-006 and B-2023-025 to the Approval Authority at the same time, and that the Approval Authority apply certification to all deeds consecutively.
7. That the Clerk of the Municipality provide written confirmation to the Approval Authority that Zoning By-law Amendment file Z-2023-009 is in force and effect.
8. That an employee of the County of Bruce confirm that Local Official Plan Amendment file L-2023-002 is in force and effect.
9. That the application is for a lot addition only; and, that the lands to be severed be merged under the same ownership as the abutting lands (PLAN 11 BLK 17 LOT 5 W PT; LOT 4, [570 JOHNSTON AVE]), as shown on the attached Schedule and that Subsection (3) or (5) of Section 50 of the Planning Act, apply to any subsequent conveyance. The lawyer shall provide an undertaking to consolidate the pins for the property parcels upon registration of the consent(s).

**Consent File Number:** B-2023-005

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



