



County of Bruce
Planning & Development Department
30 Park Street, Box 848
Walkerton, ON N0G 2V0
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-2024-096
For Gerardus (Gijs) Geene
In Respect Of 110 SIDEROAD 20 N; CON 7 PT LOT 20 (Huron Township); Township of Huron-Kinloss; Roll Number: 410716000211700

The proposal

The purpose of this application is a Consent for new lot creation. It is proposed to sever a +/- 3.86 ha lot containing a residence and accessory building from a +/-40.2 ha agricultural lot. If approved, this would result in a surplus farm dwelling severance.

Conditions of Provisional Approval

1. That the owner enter into an Agreement with the Township, if deemed necessary by the Township, to satisfy all the requirements, financial or otherwise of the Township, 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 any development charges.
2. That a Reference Plan (survey that is registered) be completed and a copy filed with the Township 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 Township provide written confirmation to the Approval Authority that the Township 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 deeds 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 deeds)).

5. That the applicant pays the applicable County of Bruce consent certification fees at the time of certification of the deeds.
6. That the applicant obtains a Zoning By-law Amendment to the Huron-Kinloss Zoning By-law to facilitate the Consent, and the Clerk of the Township provide written confirmation to the Approval Authority that the applicable Zoning By-law Amendment file is in force and effect.
7. That the owner confirm to the satisfaction of the Township that the onsite sewage disposal system is located wholly on the proposed lot that it serves and conforms to the Ontario Building Code.
8. The owner drill and connect a new well on the severed parcel and decommission the existing well on the retained lands to the satisfaction of the Township; OR; The owner enter into a legal agreement between the severed and retained lands for the operation and maintenance of the well and register on title of both properties and further provide any easements deemed necessary to the satisfaction of the Township.
9. That the application is to facilitate the sale of farmlands to a bona fide farmer. The owner's solicitor shall provide a description of how the retained lands will be transferred to a bona fide farmer, together with a draft transfer, acknowledgement and direction of clients, and an undertaking to complete the transfer in accordance with the description.

Consent File Number: B-2024-096

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

Site plan - Overview Applicant Proposed



Site Plan - Detail Applicant Proposed

Site Plan

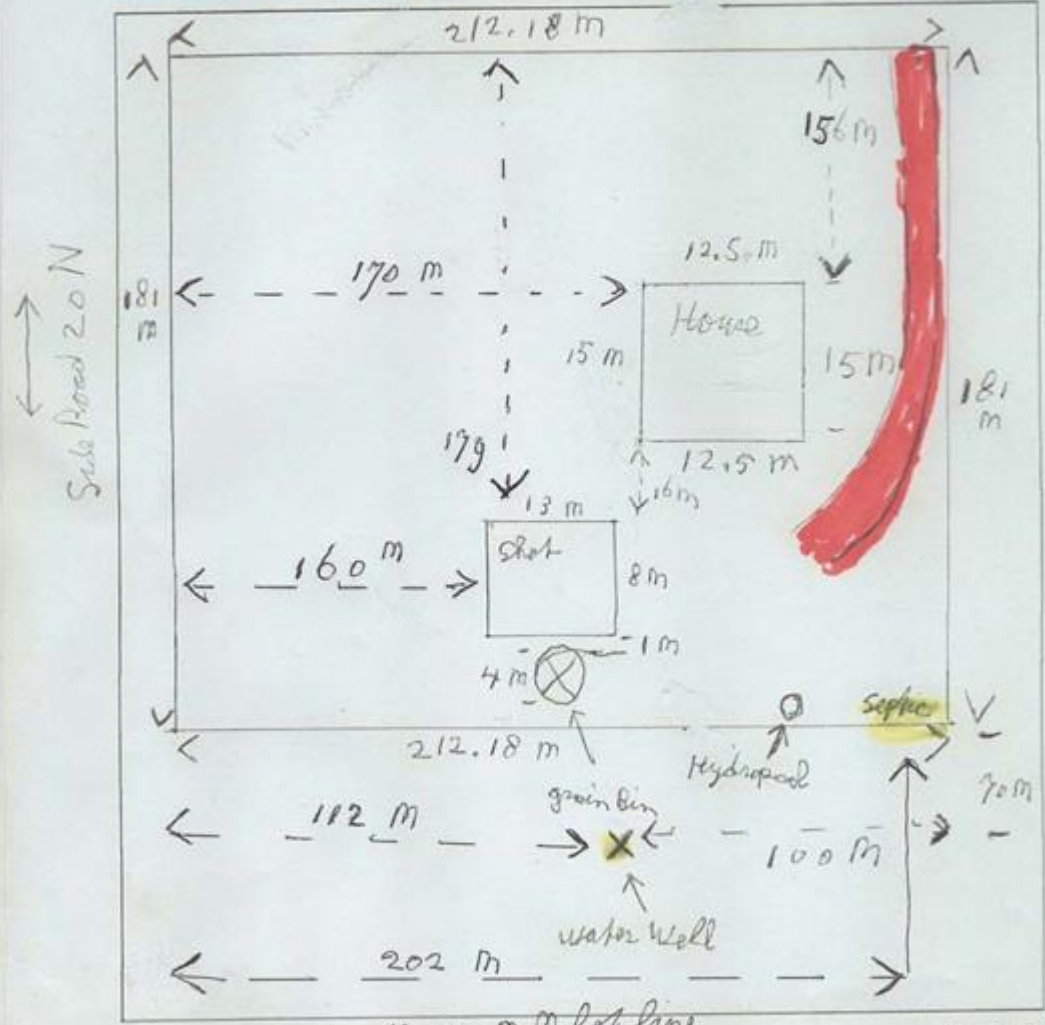
Please print this page and draw a sketch of the proposal, or prepare a site plan on a separate page and include it with your submission.
 Please refer to the current Site Plan (Sketch) Requirements for details on how to prepare a site plan, available online at: <https://brucecounty.on.ca/living/land-use>.

For Office Use Only

Inquiry #: _____

Date Received: _____

County Rd 6



Well 112 m off lot line
 Septic 202 m off lot line