



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-2024-082  
**For** Wendy Wilson co Dana Kieffer – Cobide Engineering  
**In Respect Of** 348 CONCESSION 16; CON 17 LOT 9 (Greenock Township); Municipality of Brockton; Roll Number: 410431000318100

## The proposal

The purpose of this application is a Consent for new lot creation. The proposed consent, if approved, will result in a staff recommended +/-1.44 ha a surplus farm dwelling and accessory building being severed from a +/-42 ha agricultural lot. The related consent (B-2024-083) is an easement to ensure secondary safe access to the severed lands.

## Conditions of Provisional Approval

1. That the owner enter into an Agreement with the Municipality, if deemed necessary by the Municipality, 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 digital copy and hard 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. That the Municipality provide written confirmation to the Approval Authority that the municipal conditions as imposed herein have been fulfilled.
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 Schedule 'A' to the Municipality of Brockton Zoning By-Law be updated to recognize the appropriate zoning provisions as a result of changes created by approval of consent (Surplus Farm Dwelling Severance). Being retained lands: A1-1-H1, A1-1. Severed Lands: A1, and A1-H1. The EP lands shall remain unchanged.
7. That the applicant's solicitor submit all deeds for certification for files B-2024-082 and B-2024-083 to the Approval Authority at the same time, and that the Approval Authority apply certification to all deeds consecutively.
8. 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.
9. That the hydro service for the severed lands servicing the existing dwelling be relocated or re-established fully within the severed lands.
10. That the Chief Building Official provide written confirmation that the barn on the severed lands has been converted to a permitted use within the provisions of the zoning by-law or that the barn has been demolished to the satisfaction of the Chief Building Official.
11. That the applicant submit a signed declaration extinguishing any claim for uninterrupted legal non-confirming use of the severed Subject Lands for livestock facilities and agricultural uses.
12. That the owner satisfies the Municipal Public Works Department with respect to the provisions of (911) entrance permits.

**Consent File Number:** B-2024-082

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

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# Site Plan - Detail Staff Recommendation

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