



Decision Of The Approval Authority With Reasons (Section 53, Planning Act, 1990)

File Number	B-84-16.68
Consent Application For	Johnstone c/o Cuesta Planning Consultants Inc.
Description in respect of	Part Lot 7 & 8 Concessions 1 EBR & 2 EBR and Part Lot 8 Concession 2 EBR (St Edmunds), Northern Bruce Peninsula As shown on the attached Schedule 'A'
Consent Granted For	Severance of Part Lot 7 Concession 1 EBR and Part Lot 7 Concession 2 EBR.
Effect of Submissions	No public submissions were received in respect of this application.

Decision

Approved Conditionally

1. That the Clerk of the Municipality provide written confirmation to the Approval Authority that a development agreement has been entered into for the severed and retained lands which requires:
 - a) Receipt by the Zoning Administrator of an Archaeological Assessment which has been:
 - i. conducted by an archaeologist licensed in the Province of Ontario; and,
 - ii. confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and,
 - b) Confirmation to the satisfaction of the Zoning Administrator that the recommendations of the archaeological report (if any) have been implemented,

prior to construction or site alteration and applicable to the area proposed for site alteration associated with development within 300m of the Crane River, 100 metres of Hidden Valley Road, or 300 metres of the McVicar Cemetery and Sawmill site, whichever is greater;

except where such construction or site alteration is for renovation, replacement, or construction that is within the area occupied by, or within 5 metres of, an existing building, in which case no archaeological assessment is required by the development agreement; and
 - c) Receipt by the Municipality, Grey Sauble Conservation Authority, and Bruce County Planning Department of a karst hazard assessment prior to future development of any onsite sewage disposal system, livestock facility, or manure storage facility.
2. That the Municipality provides written confirmation that Hidden Valley Road has been surveyed and dedicated to the Municipality or that arrangements for same have been addressed by a development agreement.

3. That the Municipality provides written confirmation that an easement acceptable to the Municipality has been granted by the Owner to the Municipality from Hidden Valley Road to McVicar Cemetery or that arrangements for same have been addressed by a development agreement.
4. That the Municipality provide written confirmation to the Approval Authority that the Municipal conditions as imposed herein have been fulfilled.
5. That, pursuant to Section 53(42) of the Planning Act, the Certificate of Consent be affixed to the deed within one year of the giving of the Notice of Decision. Note that 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 (ie. stamping of the deed).
6. That the applicant pays the applicable fee at the time of certification of the deeds.
7. That a Reference Plan be completed and a copy filed with the Municipal Clerk and two copies filed with the Approval Authority, or an exemption from the Reference Plan be received from the Approval Authority.

Reasons

Conforms to the Zoning By-Law and Official Plan

Certified to be a true copy of the Decision of the Approval Authority for the County of Bruce with respect to the application recorded therein.

Kara Van Myall, Secretary-Treasurer
Land Division Committee, County of Bruce

June 20, 2019

