



County of Bruce
Planning & Development Department
268 Berford Street, PO Box 128
Warton, ON N0H 2T0
brucecounty.on.ca
226-909-5515

Notice of Decision by the Approval Authority

Note: This Notice of Decision is being issued in accordance with Section 53(17) to rectify the prescribed information incorrectly identified in the original Decision dated November 15, 2022 and sent under Notice of Decision dated November 17, 2022; namely, “The Proposal”. The correct prescribed information setting out the effect of the application is included in the attached Decision signed and dated November 29, 2022.

A decision has been made by the County of Bruce to provisionally approve a consent under Section 53(12) of the Planning Act, 1990 in relation to:

File Number B-2022-063
For Gloria and Vernon Wepler
In Respect Of 204 Concession 2, CON 3 LOT 32 (Arran)
Municipality of Arran-Elderslie, Roll Number: 410349000304700

Your opinion matters

Written and oral submissions to Council were considered by the Approval Authority as part of its deliberations and final decision on this matter.

Learn more

You can view limited information about the application at <https://brucecounty.on.ca/living/land-use>. Additional information, including the supporting materials, can be provided upon request by e-mailing bcplwi@brucecounty.on.ca or calling 226-909-5515. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Luisa Vancondio

Know your rights

Filing an appeal with the Ontario Land Tribunal (OLT) against the decision of the Approval Authority, or any conditions imposed by the Approval Authority must be undertaken in accordance with OLT guidelines, forms and fees (payable to the Ministry of Finance) available from the OLT website <https://olt.gov.on.ca/appeals-process/>. Appeals must set out the reason for the Appeal and should be filed with the Secretary-Treasurer, Land Division Committee County of Bruce.

Only individuals, corporations and public bodies may appeal decisions in respect of decisions for consent to the OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or group.

Last Date For Appeal Of This Decision

December 20, 2022

This Decision Lapses

November 30, 2024

The Approval Authority may change the conditions of this provisional consent at any time before consent is given. The process of changing a condition of consent will involve another 20-day appeal period unless the Approval Authority considers the change to be minor.

You will receive notice of any changes to the conditions of this provisional consent if you have made a written request to be notified of the decision to give or refuse to give provisional consent, or if you have made a written request to be notified of changes to the conditions of the provisional consent.

Secretary-Treasurer
Land Division Committee, County of Bruce
November 30, 2022



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Planning & Development Department
268 Berford St, Box 129
Warton ON N0H 2T0
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-2022-063
For Gloria and Vernon Weppler
In Respect Of 204 Concession 2, Arran-Elderslie
CON 3 LOT 32
Roll Number: 410349000304700

The proposal

The purpose of this application is to facilitate a surplus farm dwelling severance on the property located at 204 Concession 2 Arran, Municipality of Arran-Elderslie. The proposed severed residential lands will be approximately 2.0 hectares in area, and the proposed retained agricultural lands will be approximately 38.47 hectares in area.

Conditions of Provisional Approval

1. That the owner enter into an Agreement with the Municipality, if deemed necessary by the Municipality of Arran-Elderslie, 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 solicitor for the applicant provide an undertaking to register the retained farm lands in the purchaser's name (Bryt Farms Ltd.).
7. That the Clerk of the Municipality provide written confirmation to the Approval Authority that Zoning By-law Amendment file Z-2022-070 is in force and effect.
8. That the owner pay a \$500.00 parkland dedication fee to the Municipality of Arran-Elderslie.

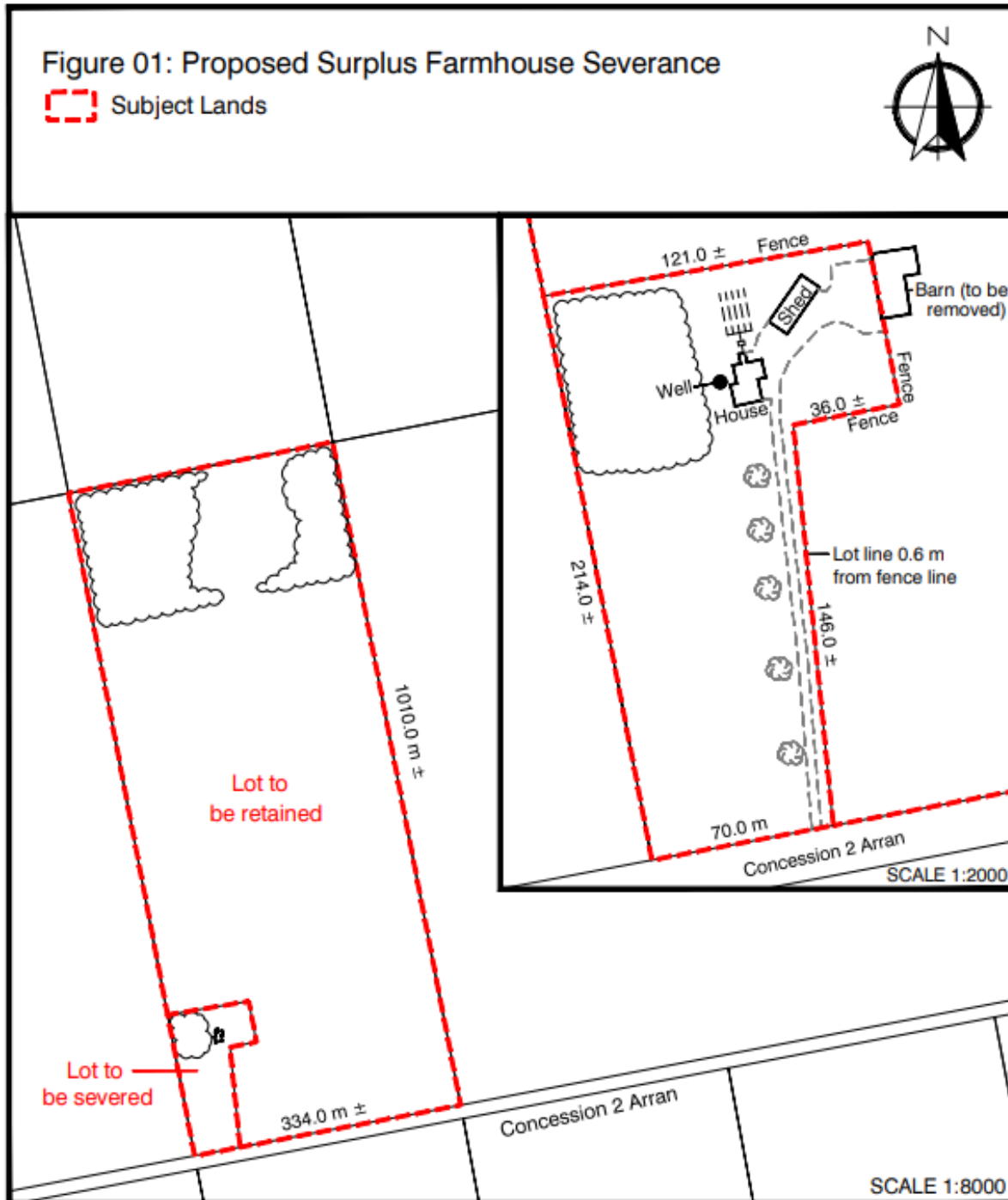
Consent File Number: B-2022-063 Weppler

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

Original signed by Jack Van Dorp on November 29, 2022.

Secretary-Treasurer
Land Division Committee, County of Bruce

Site Plan



Vernon and Gloria Wepler
204 Concession 2 Arran
Municipality of Arran-Elderslie

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO