



County of Bruce
Planning & Development Department
1243 MacKenzie Road
Port Elgin, ON N0H 2C6
brucecounty.on.ca
226-909-5515

Notice of Decision by the Approval Authority

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 Numbers B-2024-030, B-2024-031, B-2025-001

For 12038242 Canada Inc., c/o Derek Meyers

In Respect Of 395 HIGH ST -TP PT LOT 24 S OF HIGH ST, Town of Saugeen Shores (Southampton Town), Roll Number 411048000136700

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

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. 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: Jake Bousfield-Bastedo

Know your rights

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Consent decision may be made by filing a notice of appeal with the County Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting **Bruce (County of)** as the Approval Authority or by mail to 30 Park Street, PO Box 848, Walkerton, ON, N0G 2V0, no later than 4:30 p.m. on **August 10, 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to bcplpe@brucecounty.on.ca.

Only the applicant, the Minister, a specified person (being a utility and transportation company) or a public body may appeal to the Ontario Land Tribunal (OLT).

Last Date For Appeal Of This Decision

August 10, 2025

This Decision Lapses

July 21, 2027

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
July 21, 2025



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Planning & Development Department
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Port Elgin, ON N0H 2C6
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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-2024-030, B-2024-031, B-2025-001
For 12038242 Canada Inc., c/o Derek Meyers
In Respect Of 395 HIGH ST -TP PT LOT 24 S OF HIGH ST, Town of Saugeen Shores (Southampton Town), Roll Number 411048000136700

The proposal

This application proposes to sever two vacant lots and establish an easement for access across the new lots. If approved, this application would facilitate the development of a new fourplex building on each of the proposed severed lots.

Associated files: A-2025-001

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.
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 Secretary-Treasurer of the Committee of Adjustment provide written confirmation to the Approval Authority that Committee of Adjustment application A-2025-001 is in force and effect.
7. That the applicant's solicitor submit all deeds for certification for files B-2024-030, B-2024-031 and B-2025-001 to the Approval Authority at the same time, and that the Approval Authority apply certification to all deeds consecutively.
8. That the transfer for the portion of the easement on proposed Lot C set out the dominant land being proposed Lot B, as per the attached site plan.
9. That the transfer for the portion of the easement on proposed Lot B set out the dominant land being proposed Lot C, as per the attached site plan.

Consent File Number: B-2024-030, B-2024-031, B-2025-001

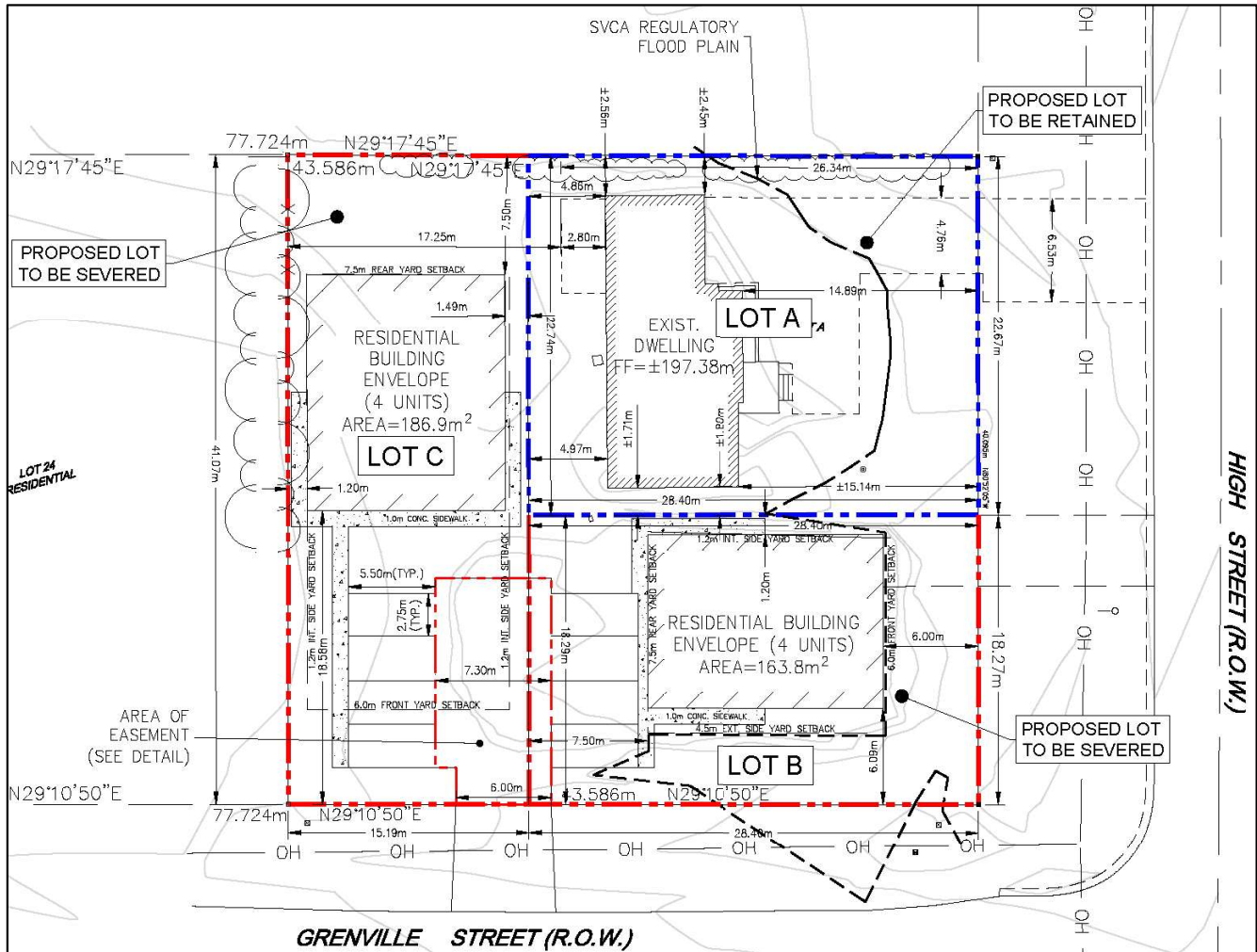
Certified to be a true copy of the Decision of the Approval Authority for the County of Bruce.



[Monica Morrison \(Jul 15, 2025 15:29 EDT\)](#)

Secretary-Treasurer
Land Division Committee, County of Bruce

Site Plan



Easement Detail

