



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

November 20, 2025

File Numbers: B-2024-086

Request for Verification Approval of Consent Application

Owner	Lauren Taylor and Spencer Primeau
Applicant	Lauren Taylor and Spencer Primeau
Legal Description	PLAN 497 LOT 36 JAY E, PLAN 497 LOT 35 JAY E
Municipal Address	28 JAY ST
Related Files	None

As per County of Bruce By-Law 2020-064 the Approval Authority for the County of Bruce shall not exercise the delegated powers unless a representative of the local Municipality has provided written verification that there is no objection to the granting of Approval. The representative's signature below acknowledges that there are no objections to the granting of Approval.

Proposed Recommendation of Approval

The proposed consent application is consistent with the Provincial Policy Statement, complies with the County Official Plan and the Local Official Plan, and conforms to the Zoning By-law, and therefore is eligible for approval.

The Planning Department recommends the following final conditions of approval for your consideration:

1. That the owner enter into an Agreement with the Municipality, if deemed necessary by the (Town of Saugeen Shores), 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 Town provide written confirmation that the owner has entered into a development agreement which requires that:

a. The new lot shall be serviced by an advanced tertiary sewage disposal system that meets the specifications of the CAN/BNQ 3680-600 NI standard (50% nitrate removal), as amended from time to time or by connection to a Municipal sewage disposal system; and

b. The septic system on the retained lot shall not be replaced except with an advanced tertiary sewage disposal system that meets the specifications of the CAN/BNQ 3680-600 NI standard (50% nitrate removal), as amended from time to time or by connection to a Municipal sewage disposal system.

7. That the owner provide an Archaeological Assessment that has included engagement with the Saugeen Ojibway Nation in accordance with its process and standards, has been completed by an archaeologist licensed in the province of Ontario and has been confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and

That the owner satisfy the approval authority that recommendations of the archaeological assessment (if any) have been or will be implemented.

8. The shed located on the proposed severed parcel must be removed to the satisfaction of the Town.

9. That the Clerk of the Municipality provide written confirmation to the Approval Authority that a bylaw to declare PLAN 497 LOT 36 JAY E to be deemed not to be lots in a Plan of Subdivision has been adopted and is in force and effect.

I verify that the municipality has no objection to the approval of this consent application, with the conditions noted above.

If additional conditions are required, or if there is concern with the conditions above, please advise Julie Steeper, Intermediate Planner, (JSteeper@brucecounty.on.ca)

Municipal Representative

Date

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