



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 Number B-2024-086
For Lauren Taylor
In Respect Of 28 JAY ST - PLAN 497 LOT 36 JAY E, Town of Saugeen Shores (Saugeen Township), Roll Number 411044000505200 PLAN 497 LOT 35 JAY E, Town of Saugeen Shores (Saugeen Township), Roll Number 411044000505100

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: Monica Morrison

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 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

April 2, 2026

This Decision Lapses

March 13, 2028

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
March 13, 2026



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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-2024-086
For Lauren Taylor
In Respect Of 28 JAY ST - PLAN 497 LOT 36 JAY E, Town of Saugeen Shores (Saugeen Township), Roll Number 411044000505200
PLAN 497 LOT 35 JAY E, Town of Saugeen Shores (Saugeen Township), Roll Number 411044000505100

The proposal

The purpose of the application is to correct the encroachment of the residence on Lot 36 onto lot 35.

If approved, the application would facilitate the transfer of the balance of lot 35 without the encumbrance of the encroaching dwelling.

Conditions of Provisional Approval

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. The shed located on the proposed retained lands must be removed to the satisfaction of the Town.
6. 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 a lot in a Plan of Subdivision has been adopted and is in force and effect.
7. That the application is for a lot addition only; and, that the lands to be severed remain under the same ownership as the abutting lands (Plan 497, Lot 36 JAY E), as shown on the attached Schedule and that Subsection (3) or (5) of Section 50 of the Planning Act, apply to any subsequent conveyance.

Consent File Number: B-2024-086

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

Signature:



Jack van dorp (Mar 13, 2026 09:22:00 EDT)

Email: jvandorp@brucecounty.on.ca

Secretary-Treasurer
Land Division Committee, County of Bruce

Site plan

