



**Municipality of Brockton**  
c/o Corporation of the County of Bruce  
Planning and Development  
30 Park Street, WALKERTON, ON N0G 2V0

brucecounty.on.ca  
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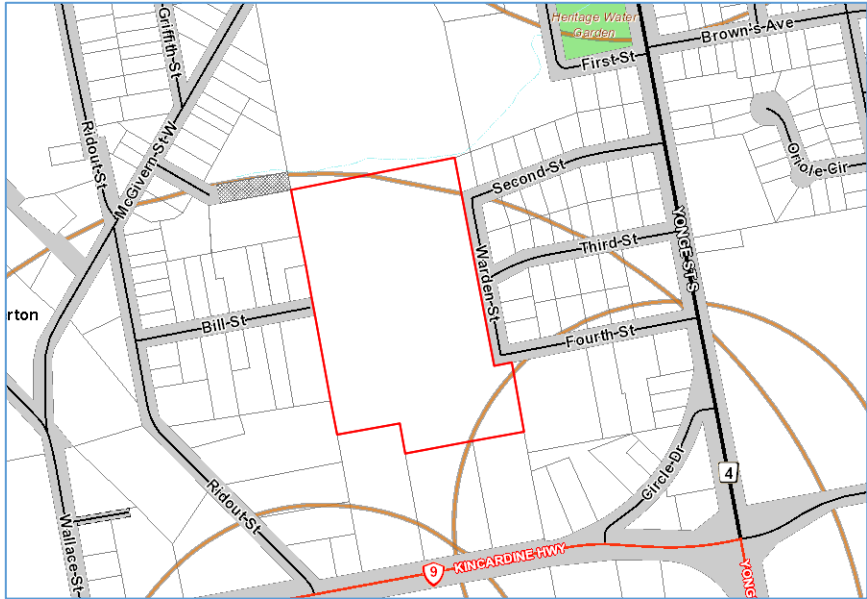
December 27, 2018

File Number: Z-69-18.36

## **Notice Of Public Meeting Proposed Zoning By-Law Amendment (Section 34, Planning Act, 1990)**

Take Notice that a Public Meeting will be held by the Municipality of Brockton, on **Tuesday, January 22, 2019 at 7:00 p.m.**, in the **Council Chambers of the Corporation of the County of Bruce, Bruce County Administration Centre, 30 Park Street (Main Floor), WALKERTON, Ontario**, to consider the Planning Application as outlined below.

<b>Development Proposal Zoning By-law Amendment</b>	The purpose of the application is to permit increased lot coverage from 30% to 40% in the Residential (R2) zone for 66 lots.
<b>Related File(s)</b>	41T-2017-02.36 & Z-44-17.36
<b>Owner</b>	JDR Development (Walkerton) Inc.
<b>Applicant</b>	Ron Davidson Planning Consultant
<b>Legal Description</b>	Lots 1 to 46, 56-75, Registered Plan 3M-242
<b>Municipal Address</b>	No Civic Address
<b>Lands Effected</b>	<b>66 lots of the Subdivision Registered in 2018 (75 lots in the Plan)</b>
<b>Existing Use</b>	Residential Subdivision
<b>Proposed Use</b>	Residential Subdivision
<b>Structures Existing</b>	Vacant
<b>Structures Proposed</b>	Low to Medium Density Residential Dwellings
<b>Existing Servicing</b>	Municipal water and sewer
<b>Proposed Servicing</b>	No changes
<b>Access</b>	Warden Street and Proposed Internal Access Roads
<b>County Official Plan</b>	Primary Urban Communities
<b>Local Official Plan</b>	Residential - Propane Buffer

Zoning By-law	Residential (R2) and Residential Special (R2-5) with propane overlay, Municipality of Brockton By-law 2013-026.
Proposed Zoning By-law	Increase in lot coverage in R2 zone.
Surrounding Land Uses	Residential (east & west), Institutional (north and north east); Highway Commercial/Light Industrial (south)
Subject Lands	

For more information about this matter, including information about preserving your appeal rights, contact the Walkerton Office, 30 Park Street, Walkerton, ON N0G 2V0; Telephone (519)881-1782; Fax (519) 507-3030, from 8:30 a.m. to 4:30 p.m. Monday to Friday; or search on-line at [www.brucecounty.on.ca](http://www.brucecounty.on.ca) under 'Living Here, 'Housing and Property', 'Land Use Planning ' and search by Municipality and File Number; or e-mail [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca) .

Written submissions should be forwarded to the Planner responsible for the file, John Ghent (at the above mailing or e-mail address) by **January 17, 2019**.

Any Person who has concerns or objections to the application is encouraged to contact the Bruce County Planning and Development Department at 30 Park Street, P.O. Box 848, WALKERTON, ON N0G 2V0, prior to the scheduled meeting.

**Please note:** Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda.

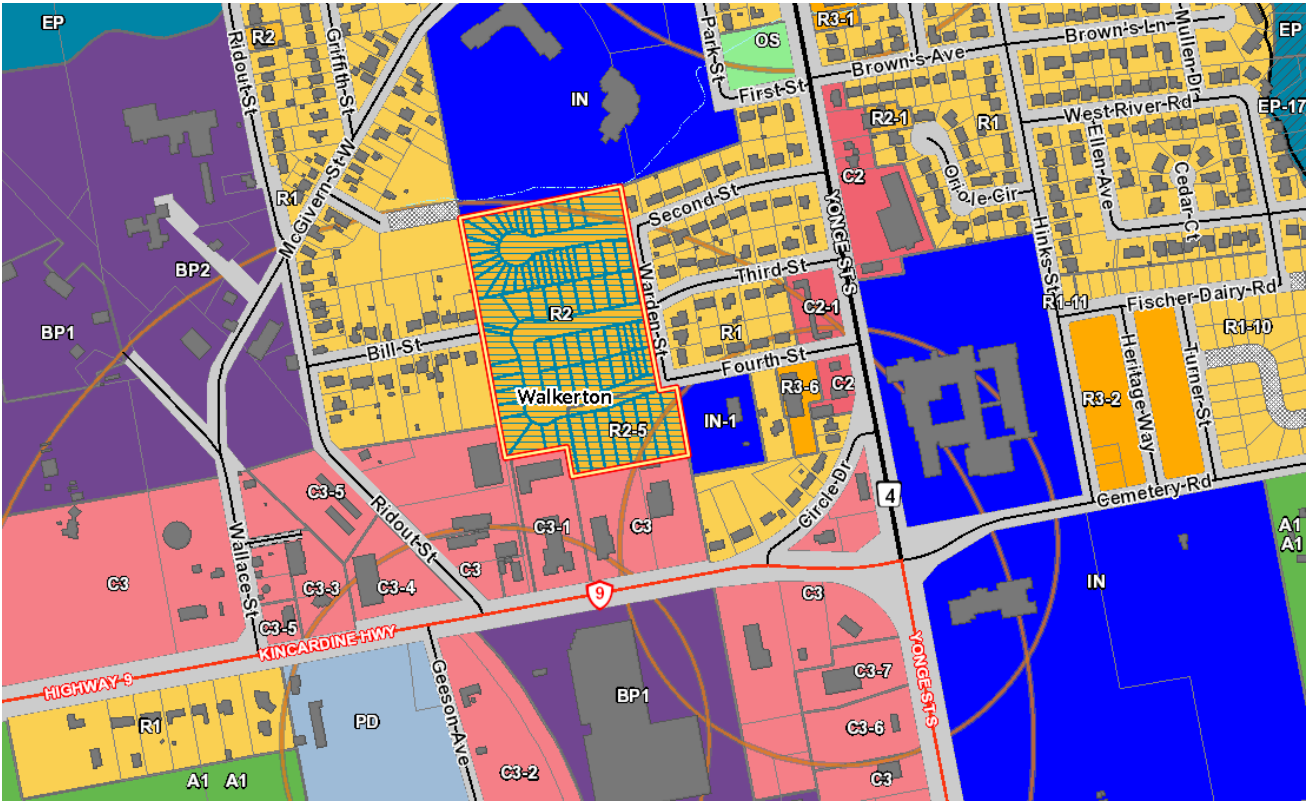
Any person may attend the meeting and/or make written or verbal representation either in support or in opposition to the application. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Brockton to the Local Planning Appeals Tribunal (LPAT), and may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Municipality on the proposed Zoning By-law amendment, you must make a written request to the Municipality. Notification can be e-mailed to you should you choose to provide your e-mail address.

John Ghent, Planner, Bruce County Planning and Development

Schedule 'A'

Current zoning



Sketch of entire property

