



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

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January 8, 2019

File Number: Z-33-18.31

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, February 12, 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.

Development Proposal Zoning By-law Amendment	The purpose of the application is to facilitate the expansion of the 'Fritz Construction Services Inc.' (operating as Fritzall) business.
Related File(s)	BCOPA 232-18.31
Owner	Lisa A and David J Hinsperger
Applicant	Ron Davidson, Land Use Planning Consultant Inc.
Legal Description	Part of Lot 10, Concession 6, geographic Township of Greenock, Municipality of Brockton
Municipal Address	189 Concession 6
Existing Use	Agriculture with accessory building
Proposed Use	+/- 2.53 hectares (6.25 ac) are proposed to be conveyed to the adjacent industrial lot to facilitate the expansion of the existing operation. The balance of the parcel is to continue to be used for agricultural purposes.
Existing Servicing	None
Proposed Servicing	Private septic and private water
Access	Concession 6, a year-round municipal road
County Official Plan	Agricultural Area, Rural Area and Hazard Land Area
Zoning By-law	'General Agriculture (A1)', 'Environmental Protection (EP)', Municipality of Brockton By-law 2013-026.

Proposed Zoning By-law	<p>To implement the Official Plan Amendment, the Zoning amendment would rezone corresponding proposed severed parcel [+/- 2.53 ha (6.25 ac)] from 'General Agriculture (A1)' to 'Agriculture Commercial and Industrial Special (ACI-44)' as it is to be merged with the adjacent parcel zoned 'ACI-44'. The balance of the parcel will be rezoned to 'General Agriculture Special (A1-x)' to recognize the existing deficient lot area.</p> <p>No changes to the 'Environmental Protection (EP)' zone.</p>
Surrounding Land Uses	<p>Non-farm residential and agricultural uses are to the North and East; the Teeswater River, forested and agriculture are to the South; and, and unopened road allowance and agriculture are uses to the West.</p>
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 under 'Living Here, 'Housing and Property', 'Land Use Planning' and search by Municipality and File Number; or e-mail bcplwa@brucecounty.on.ca.

Written submissions should be forwarded to the Applications Technician responsible for the file, Candace Hamm (at the above mailing or e-mail address) by **January 29, 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'


Existing Zoning



Lands to be Rezoned (identified as Proposed Expansion Area) as 'ACI-44'

Lands identified as Farm Parcel to be Retained will be rezoned to 'General Agriculture Special (A1-x)'.

Figure 5: Municipality of Brockton Zoning By-law (GIS Version)

 Subject Lands

