



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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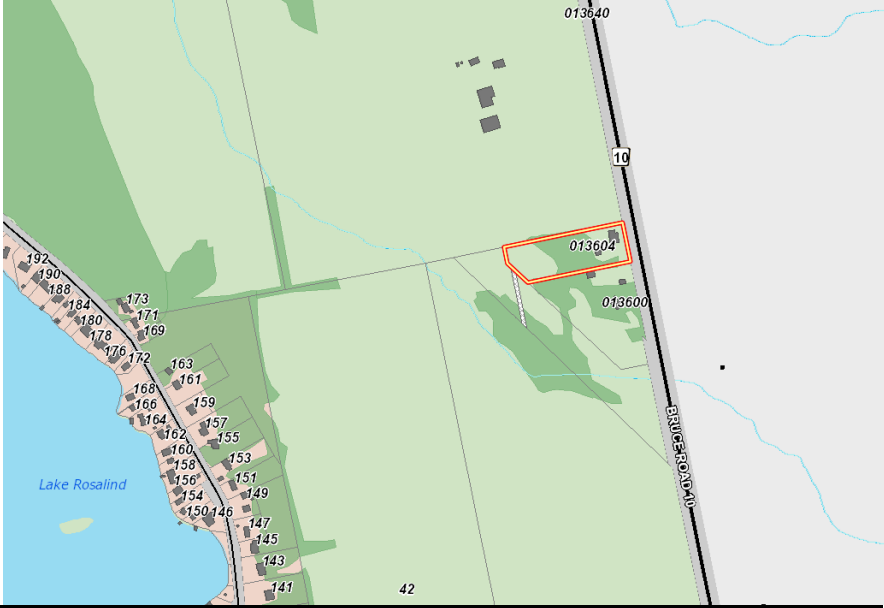
October 23, 2018

File Number: Z-54-18.34

Notice Of **Rescheduled** 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 **Monday, November 19, 2018 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**, in order to consider the Planning Application as outlined below.

Development Proposal Zoning By-law Amendment	<p>The purpose of the application is to permit the uses in the 'ACI' zone and the use permitted under the Special Provisions 'ACI-23' (Retail Shop) and also add a 'Trades Person's Shop' to the permitted uses.</p> <p>The rezoning will also recognize the existing Minimum Front Yard Setback of +/-10.7 m (35 ft); whereas the required Minimum Front Yard setback is +/- 15 m (49.2 ft); and, to permit a northerly side yard of +/- 9 m (30 ft) whereas the required side yard is +/- 10 m (33 ft).</p>
Related File(s)	None
Owner	Tyler Strong
Agent	N/A
Legal Description	Part of Lot 74, Concession 3 NDR, geographic Township of Brant
Municipal Address	013604 Bruce Road 10
Lot Dimensions	Entire Parcel
Lot Frontage	+/-62.8 m (206 ft)
Lot Depth	+/- 158 m (518.12 ft)
Lot Area	+/- 1.13 ha (2.8 ac.)
Existing Use	Retail store (and hydro power lines)
Proposed Use	Retail store, Trades' Persons shop, Nursery and 'Dwelling, Accessory Apartment'
Structures Existing	One building existing
Structures Proposed	No new structures proposed
Existing Servicing	Private water and private septic
Proposed Servicing	No changes
Access	Bruce Road 10, a year-round County road
County Official Plan	Agricultural Area and Hazard Land Area

Proposed Official Plan	No change
Zoning By-law	Agriculture Commercial Industrial Special (ACI-23) and 'Environmental Protection (EP)', with Saugeen Airport Overlay, Municipality of Brockton By-law 2013-026.
Proposed Zoning By-law	'Agriculture Commercial Industrial Special (ACI-23)'. The 'Environmental Protection (EP)' zone will remain unchanged.
Surrounding Land Uses	Agricultural uses to the North, South and West; Highway Commercial uses to the East.
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 Planner responsible for the file, John Ghent (at the above mailing or e-mail address) by **November 9, 2018**

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

