



February 13, 2019

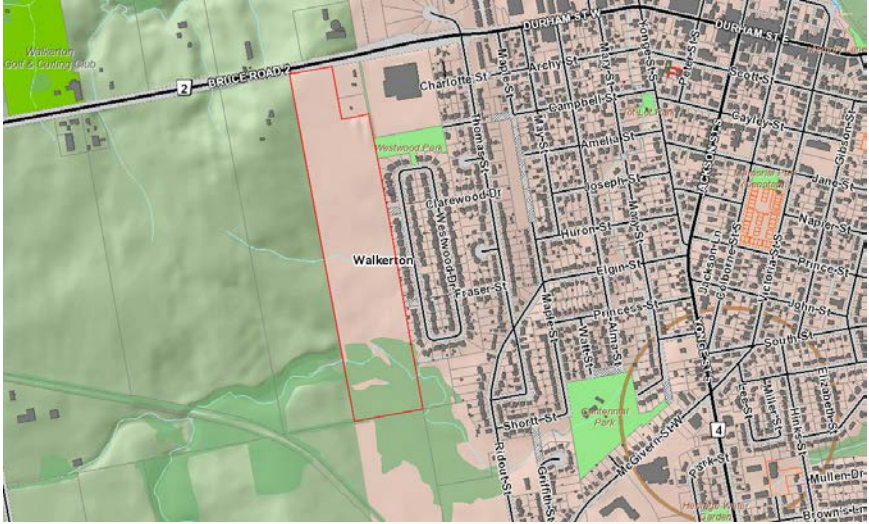
File Numbers: 41T-18-1.34 & Z-76-18.34

Notice Of Public Meeting
Proposed Draft Plan of Subdivision
Proposed Zoning By-law Amendment
(Sections 51 and 34, Planning Act, 1990)

Take Notice that a Public Meeting will be held on **Tuesday, March 26, 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 Act* Application(s) as outlined below.

Development Proposal	<p>Residential plan of subdivision to develop the following:</p> <p>94 detached dwelling lots (Lots 1-8, 19-42, 57-80, 95-132); 38 semi-detached lots (38 units) (Lots 9-18, 43-56, 81-94); and, three blocks for multiple residential purposes.</p> <p>Three multiple residential parcels will be developed as follows:</p> <p>Block 133 - 11 cluster townhouses; Block 137 - 13 cluster townhouses; and Block 134 - 60-unit apartment building.</p> <p>All of the townhouses and apartments will be rental tenure.</p> <p>In total, 216 residential dwelling units are proposed.</p> <p>In addition, five other blocks will be created as follows: Block 135 - pumping station Block 136 - will be conveyed to the adjacent cellular tower property for access purposes Block 138 - pedestrian access to existing park Block 139 - stormwater management access corridor Block 140 - will remain mostly in its current natural state with a portion of the parcel to be used for stormwater management pond</p> <p>Blocks 135, 138, 139 and 140 will be conveyed to the Municipality.</p> <p>Supporting material is available on-line and includes:</p>
----------------------	---

	Planning Report , Ron Davidson, Land Use Planning Consultant Inc. (November 23, 2018) Functional Servicing Report , Cobide Engineering Inc. (November 2018) Stormwater Management Report , Cobide Engineering Inc. (November 2018) Stage 1 and 2 Archaeological Assessment , Timmins Martelle Heritage Consultants Inc. Detritus Consulting (June 2011) Transportation Impact Study , Paradigm Transportation Solutions Limited (November 2018)
	Snyder Farms Ltd. c/o Bryan Snyder
	Ron Davidson Planning Consultant Inc.
	1665426 Ontario Limited c/o Bill Clancy
	Part of Lot 21, Concession 1 SDR, Parts 1 to 4, RP 3R-5553, geographic Township of Brant, Municipality of Brockton
	No civic address
	Entire Lot
	122.68 m
	122.68 m (front) 155.07 m (rear)
	1006.98 m
	19.277 ha
	Agriculture, forested, scrub land
	Residential subdivision
	Vacant
	94 detached dwelling, 38 semi-detached dwellings, 24 townhouses and one (1) apartment building containing 60 units
	None
	Municipal water, sewer and stormwater
	Bruce Road 2 and via internal public streets to the east
	Primary Urban Communities
	No change

Local Official Plan	Residential
Proposed Official Plan	No change
Zoning By-law	'Planned Development (PD)' and 'Environmental Protection (EP)'
Proposed Zoning By-law	<p>'Residential: Low Density Multiple (R2)' and Residential: Medium Density (R3)'</p> <p>Maximum Lot Coverage for the R2 uses is proposed to increase to 40% (from 30% existing)</p>
Surrounding Land Uses	County transportation yard to the North; detached residential lots in a subdivision, plus industrial cellular tower to the East; forested land to the South; and, agricultural lands to the west.
Subject Lands	

For more information about this matter, contact the **Inland Hub (Walkerton) Planning Office** at the above address, from 8:30 a.m. to 4:30 p.m. Monday to Friday; or visit the Bruce County website at <https://brucecounty.on.ca/living/land-use> 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 receiving comments, **Candace Hamm** (by mail or fax at the above address; or by e-mail at bcplwa@brucecounty.on.ca by March 6, 2019.

Any Person who has concerns or objections to the application is encouraged to contact the Bruce County Planning and Development Department at the above address 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.

If you wish to be notified of the decision of the County of Bruce/Municipality of Brockton on the Proposed Draft Plan of Subdivision and Proposed Zoning By-law Amendment, you must make a written request to the County of Bruce.

If a person or public body would otherwise have an ability to appeal the decision of the County/Township to the Local Planning Appeal Tribunal (LPAT) but the person or public body does not make oral submissions at a public meeting or make written

