



Corporation of the County of Bruce
Planning and Development
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March 22, 2019



Notice Of Information / Public Meetings Proposed Official Plan Amendment and Proposed Zoning By-law Amendment (Sections 22 & 34, *Planning Act*, 1990)

Take Notice that an **INFORMATION MEETING** regarding a proposed Bruce County Official Plan Amendment and Municipality of Brockton Zoning By-law Amendment will take place on **Tuesday, April 23, 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, ON;

Take Notice that a **PUBLIC MEETING** will be held **Thursday, May 16, 2019 at 9:30 a.m.**, in the Council Chambers of the Corporation of the County of Bruce, Bruce County Administration Centre, 30 Park Street (Main Floor), WALKERTON, ON, to consider the proposed amendment to the Bruce County Official Plan as outlined below; and

Take Notice that a **PUBLIC MEETING** will be held by the Municipality of Brockton on **Tuesday, May 28, 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, ON, to consider the proposed amendment to the Municipality of Brockton Zoning By-law as outlined below.

File Number	Bruce County Official Plan Amendment File Number BCOPA 236-18.34 and Municipality of Brockton Zoning By-law Amendment File Number Z-50-18.34
Development Proposal	The purpose of the Official Plan Amendment and Zoning By-law Amendment is to facilitate the severance of a parcel of land. The owner is proposing to construct a new residence on the severed parcel and a residence on the retained lands.
County Official Plan	Inland Lake Area, Hazard Land Area and Special Policy Area 'D'
County Official Plan Amendment	To redesignate a portion of the subject lands [+/- 0.224 ha (0.55 ac)] from 'Hazard Land Area' to 'Inland Lake Area with Exceptions' and to recognize the size of the residential severed and retained parcels, resulting from the severance, of +/- 0.459 ha (1.13 ac) and +/- 0.314 ha (0.76 ac) respectively.

	No changes to the Hazard Land Area and Special Policy Area 'D' designations are proposed.
Zoning By-law	'Inland Lake Residential (LR)', 'Environmental Protection Special (EP-10)' and 'General Agriculture (A1) with Saugeen Airport Overlay' - Municipality of Brockton By-law 2013-026.
Zoning By-law Amendment	To implement the Official Plan Amendment, the related Zoning amendment would rezone a portion of the subject lands [+/-0.224 ha (0.55 ac)] from 'Environmental Protection Special (EP-10)' to 'Inland Lake Residential Special (LR-x)' to facilitate the construction of a residence on the severed parcel and a residence on the retained lands.
Related File	County of Bruce Consent File Number B-80-18.34
Owner	Chane Ballantyne (Smurk Inc.)
Agent	Adam Lippert
Legal Description	Part of Lot 68, Concession 3 NDR, being Parts 2 to 3, 3R-1261, geographic Township of Brant
Municipal Address	496 Lake Rosalind Road 4
Lot Dimensions	Entire Lot
Frontage	+/- 152.3 m (499.67 ft)
Depth	+/- 46.08 m (151.2 ft)
Area	+/- 0.773 ha (1.91 ac)
Lot Dimensions	Lands to be Severed
Frontage	+/- 63 m (207 ft)
Depth	+/- 19.8 m (151 ft)
Area	+/- 0.314 ha (0.76 ac)
Lot Dimensions	Lands to be Retained
Frontage	+/- 89 m (292 ft)
Depth	Irregular
Area	+/- 0.459 ha (1.13 ac)
Uses Existing	Vacant
Uses Proposed	Residential
Structures Existing	Garage (on retained parcel)
Structures Proposed	House on each parcel
Servicing Existing	None
Servicing Proposed	Municipal water and private septic
Access	Lake Rosalind Road 4, a year-round municipal road

Surrounding Land Uses	Agricultural uses to the South and West; Residential to the North and East
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Subject Lands



Additional Information and material regarding the proposed official plan amendment and zoning by-law amendment is available for public inspection. For more information about this matter, including information about preserving your appeal rights, contact the Inland Hub (Walkerton) Planning Office, 30 Park Street, Box 848, Walkerton, ON N0G 2V0; phone 519-881-1782; fax 519-507-3030, from 8:30 a.m. to 4:30 p.m. Monday to Friday; on-line at www.brucecounty.on.ca/living/land-use, by Municipality and File Number; or by e-mailing bcplwa@brucecounty.on.ca.

Written submissions should be forwarded to the Applications Technician responsible for receiving comments, **Candace Hamm**, at the above address; or e-mail by **April 26, 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.

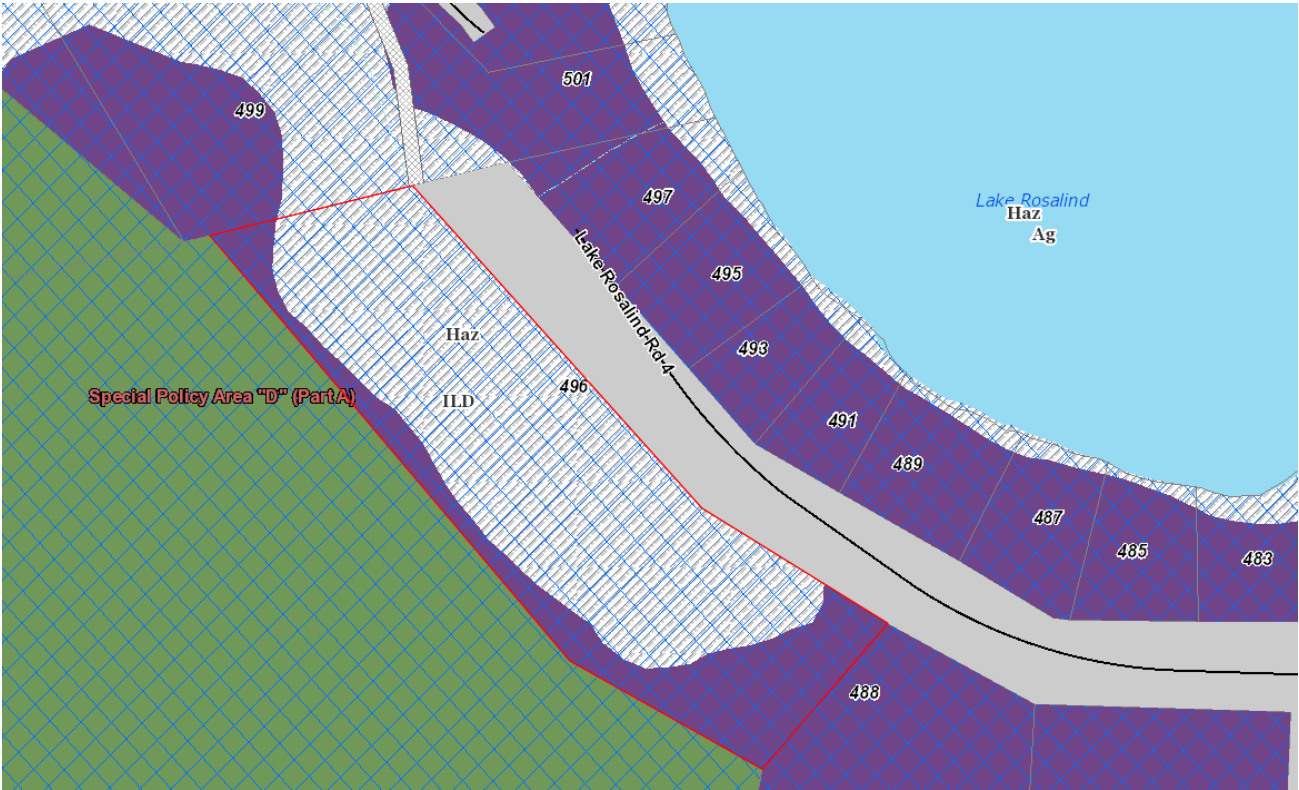
Any Person may attend the meeting and/or make written or verbal representation either in support or in opposition to the application. If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Bruce before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Approval Authority to the Local Planning Appeal Tribunal (LPAT). Further, the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the LPAT, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the County of Bruce on the proposed official plan you must make a written request to the Bruce County Planning and Development Department Applications Technician, **Candace Hamm**. Notification can be e-mailed to you should you choose to provide your e-mail address.

John Ghent
Planner, Inland Hub (Walkerton) Office
Bruce County Planning and Development

Schedule 'A'

Existing Official Plan Designation



Existing Zoning



Development Proposal

