



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

brucecounty.on.ca
Tel: 519-881-1782
Fax: 519-507-3030
1-877-681-1291

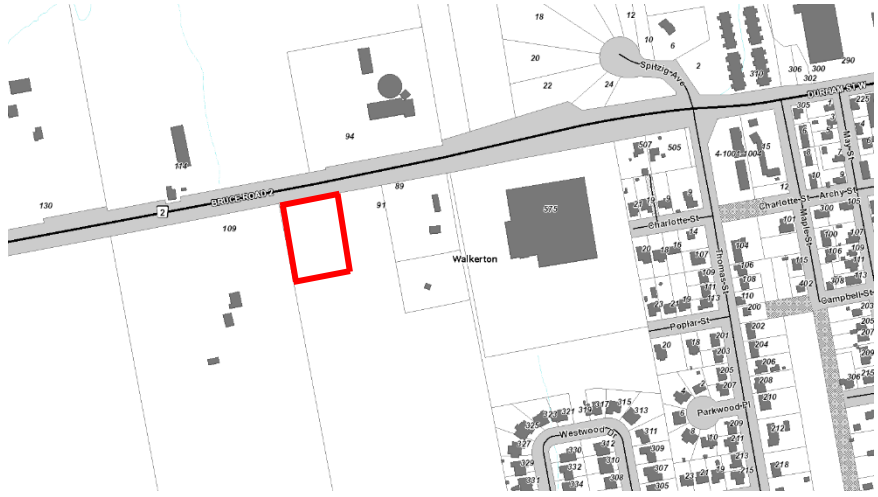
May 13, 2019

File Number: BRKOPA15-19.34

Notice of Public Meeting Proposed Official Plan Amendment (Section 22, *Planning Act*, 1990)

Take Notice that a Public Meeting will be held on **Tuesday, June 4, 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 as outlined below.

Development Proposal	<p>The Proposed Official Plan Amendment applies only to Block 134 of Draft Approved Proposed Residential Plan of Subdivision, and would allow for a maximum density of 100 units per net hectare to permit an apartment building.</p> <p>The Walkerton Community Official Plan limits high density residential development to 50 units per net hectare. The proposed 60-unit development on Block 134 represents a density of 92.67 units per net hectare.</p> <p>Supporting material is available on-line and includes: 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)</p>
Related Files	Draft Plan of Subdivision 41T-18-1.34 and Municipality of Brockton Zoning By-law 2019-031 (Z-76-18.34)
Owner	Snyder Farms Ltd. c/o Bryan Snyder
Applicant	Ron Davidson Planning Consultant Inc.
Agent	1665426 Ontario Limited c/o Bill Clancy
Legal Description	Part of Lot 21, Concession 1 SDR, Parts 1 to 4, RP 3R-5553, geographic Township of Brant, Municipality of Brockton
Municipal Address	No civic address

Uses Existing	Agriculture
Uses Proposed	Residential
Structures Existing	Vacant
Structures Proposed	One (1) apartment building containing 60 units
Servicing Existing	None
Servicing Proposed	Municipal water, sewer and stormwater
Access	Bruce Road 2 and via internal public streets to the east
County Official Plan	Primary Urban Communities
Proposed County Official Plan	No change
Local Official Plan	Residential
Proposed Local Official Plan	High Density Residential - Maximum 100 units per hectare - Municipality of Brockton Walkerton Community Official Plan
Zoning By-law	'Residential: Medium Density (R3-13)' - Municipality of Brockton Zoning By-law 2019-031
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, including information about preserving your appeal rights, contact the **Inland Hub (Walkerton) Planning 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; on-line at www.brucecounty.on.ca/living/land-use and search by Municipality / File Number; or e-mail bcplwa@brucecounty.on.ca.

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. If you provide your written comments before May 28th, 2019, to Candace Hamm, the Applications Technician responsible for receiving comments at the above-noted mailing address or e-mail, the comments will be attached to the Planning Report in the Council Agenda.

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 municipality on the proposed zoning by-law amendment, you must make a written request to the County of Bruce as set out above.

If a person or public body would otherwise have an ability to appeal the decision of the Municipality 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 submissions to the County of Bruce before the by-law is passed, the person or public body is not entitled to appeal the decision.

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 by-law is passed, 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 Tribunal, there are reasonable grounds to do so.

Dana Kieffer
Planner
Bruce County Planning and Development

Schedule 'A'
Draft Plan of Subdivision

