



Corporation of the County of Bruce  
Planning and Development  
30 Park St, Box 848, Walkerton ON N0G 2V0

brucecounty.on.ca  
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May 17, 2019

File Number: BCOPA 241-19.34

## Notice Of Complete Application and Public Meeting Proposed Official Plan Amendment (Section 22, Planning Act, 1990)

Take Notice that a Public Meeting will be held on **June 20, 2019 at 10:00 AM**, in the County of Bruce Council Chambers, 30 Park St, Walkerton, ON, in order to consider the Planning Act Application as outlined below.

Development Proposal	The purpose of the Official Plan Amendment is to facilitate the severance of a +/- 1.8 acre surplus farm dwelling lot. An Amendment to the Official Plan is required because: more than two lots were previously severed from the Original Crown Lot; and, the retained lot of +/- 29 acres is smaller than 100 acres.  Further information about the application can be obtained on-line at <a href="https://brucecounty.on.ca/living/land-use">https://brucecounty.on.ca/living/land-use</a> by Municipality and File Number.
Related Files	Municipality of Brockton Zoning By-law Amendment Z-16-19.34 and County of Bruce Application for Consent B-14-19.34
Owner	William Eidt & Deborah Eidt
Applicant	584653 Ontario Limited (David Zettler)
Legal Description	CON 1 SDR PT LOT 36 RP; 3R3882 PART 1, Geographic Township of Brant, Municipality of Brockton
Municipal Address	51 Sideroad 15 Brant
Lot Dimensions	Entire Lot
Frontage	+/- 413.00 m (1,355 ft)
Width	+/- 737.62 m (2,420 ft)
Depth	+/- 198.12 m (650 ft)
Area	+/- 12.52 ha (30.93 ac)
Lot Dimensions	Severed Lot B-14-19.34
Frontage	+/- 291.10 m (955 ft)
Width	+/- 737.62 m (2,420 ft) (irregular)
Depth	+/- 137.16 m [north] / 198.12 m [south]

	+/- (450 ft [north] / 650 ft [south])
Area	+/- 11.89 ha (29.38 ac)
Uses Existing	Residential and Agricultural
Uses Proposed	Residential
Structures Existing	Dwelling, Barn, Shop
Structures Proposed	No new structures proposed
Servicing Existing	Private water and septic
Servicing Proposed	No change
Lot Dimensions	Retained Lot
Frontage	+/- m (400 ft)
Width	+/- m (400 ft)
Depth	+/- m (200 ft)
Area	+/- 0.74 ha (1.84 ac)
Uses Existing	Residential and Agricultural
Uses Proposed	Agricultural
Structures Existing	None
Structures Proposed	No new structures proposed
Servicing Existing	None
Servicing Proposed	No new servicing proposed
Access	Sideroad 15 Brant, A Year Round Municipal Road
County Official Plan	Agricultural Area
Proposed Official Plan	No change
Zoning By-law	‘General Agriculture (A1)’
Proposed Zoning By-law	‘General Agriculture Special (A1-XX)’ to prohibit a dwelling on the retained lot and recognize deficiencies on the severed lot.
Surrounding Land Uses	Commercial and Residential uses to the North; Industrial and Residential uses to the South; Agricultural uses to the East; and Residential and Agricultural uses to the West.

## Subject Lands



For more information about this matter, contact the Inland Hub Planning Office at the above address / contact numbers from 8:30AM to 4:30PM Monday to Friday; searching on-line at [www.brucecounty.on.ca/living/land-use](http://www.brucecounty.on.ca/living/land-use) by Municipality and File Number; or by e-mailing [bcplwa@brucecounty.on.ca](mailto: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. Any written submissions made to the County of Bruce before the amendment is adopted will be considered. If you provide your written comments before May 30<sup>th</sup>, 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 County of Bruce Council on the proposed official plan 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 amendment is adopted, 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 amendment is adopted, 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.

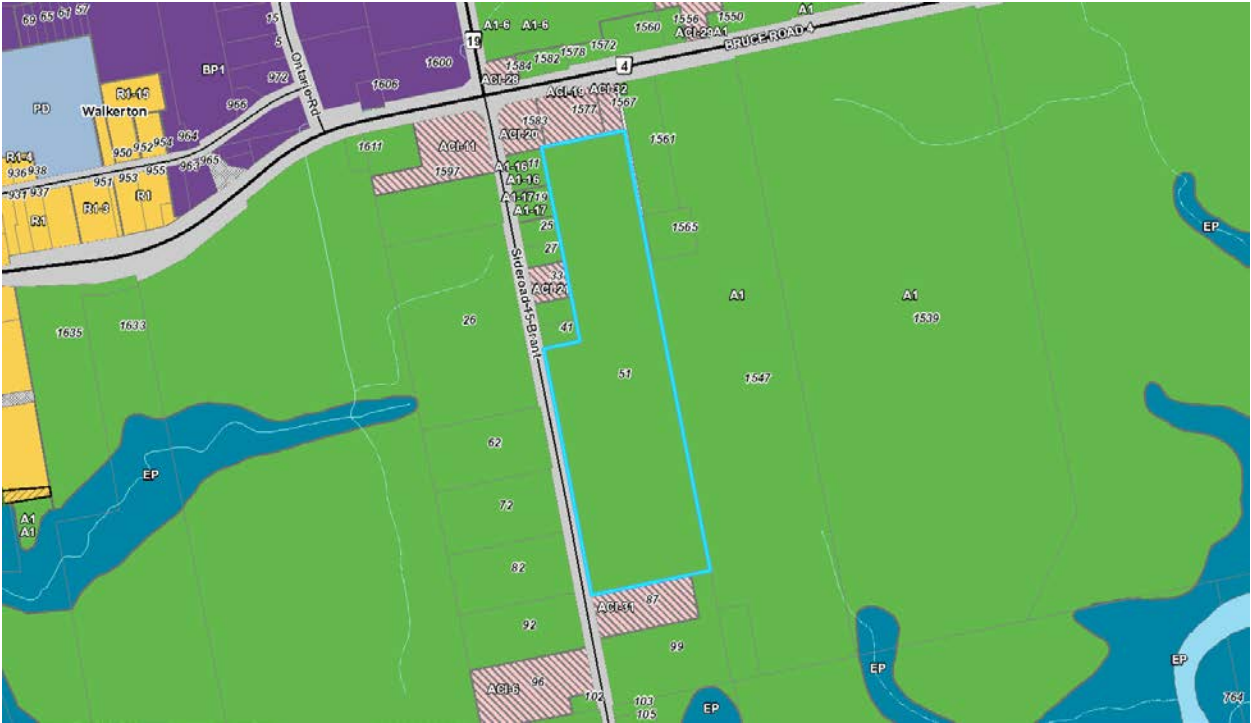
Mark Paoli  
Senior Planner, Inland Hub (Walkerton) Office  
Bruce County Planning and Development

# Schedule 'A'

## Existing Official Plan Designation

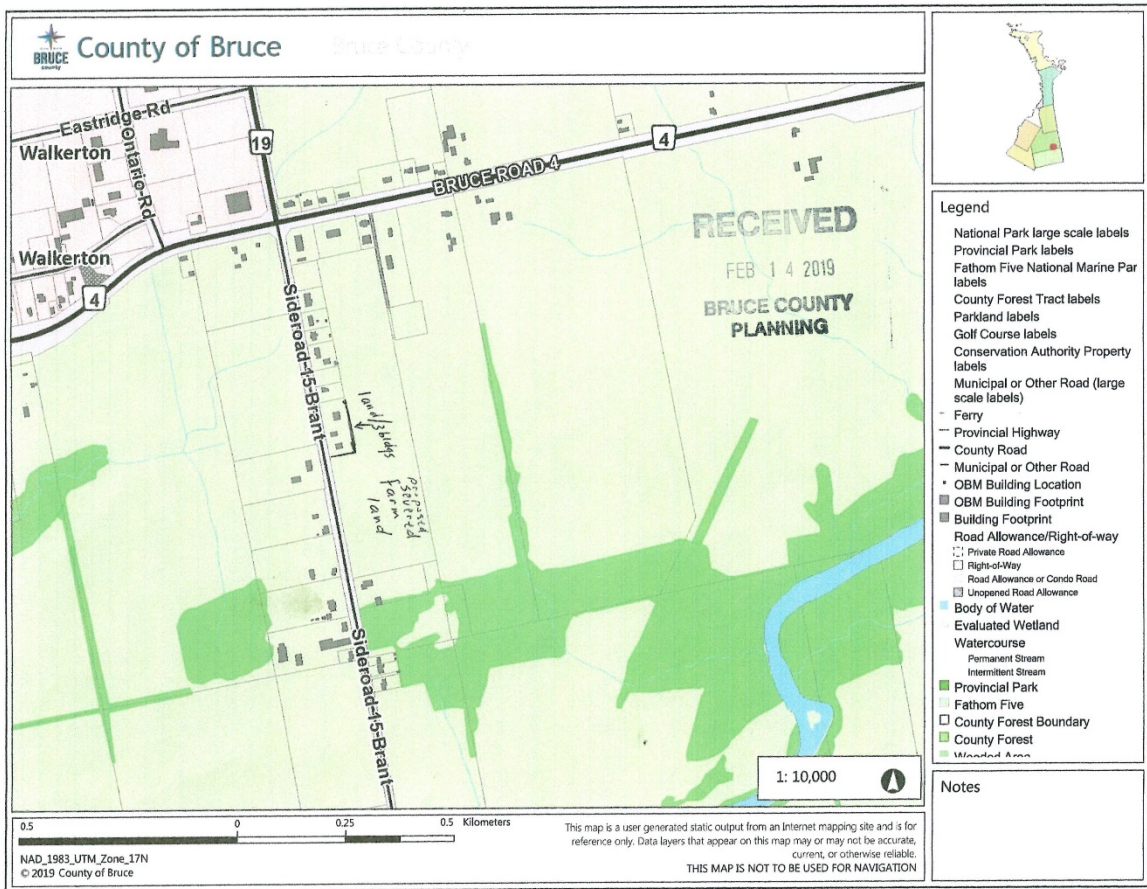


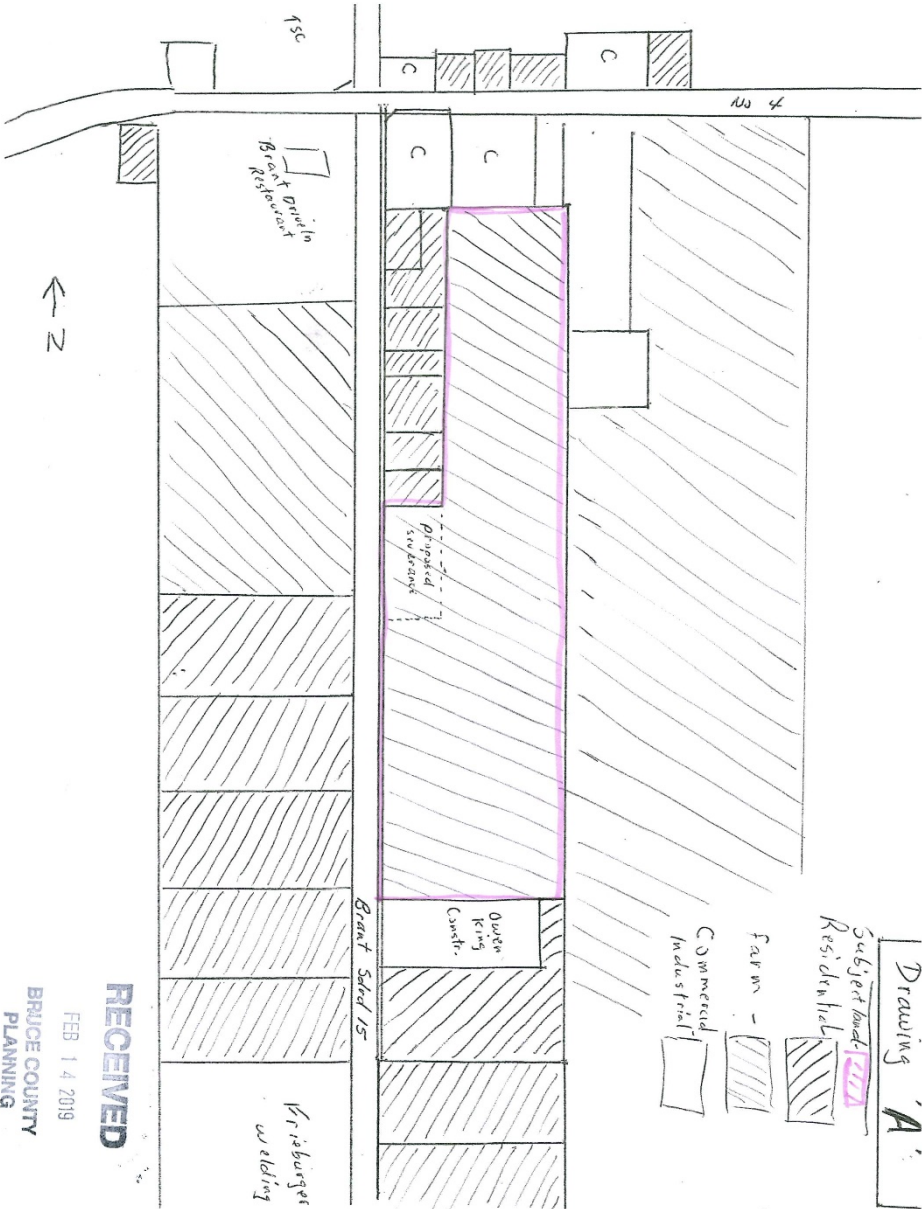
## Existing Zoning





Site Plan Sketches





**RECEIVED**  
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 BRUCE COUNTY  
 PLANNING

