



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: Z-22-19.34

Notice of 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 **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 purpose of the application is to create a +/- 1.59 ha (3.93 ac) 'surplus farm dwelling lot' as shown on Schedule 'A'.</p> <p>The land is subject to an application for rezoning and the retained farm lot is to be re-zoned to 'A1-1 - General Agriculture Special' to prohibit a future dwelling on those lands. A portion of these lands will also include an H-Holding for Archaeological potential due to the proximity to the Saugeen River. The severed 'surplus farm dwelling' lot and is to be rezoned to 'A1-x - General Agriculture Special' to recognize any deficient setbacks resulting from the severance and place a livestock restriction on the lands to be severed.</p> <p>Changes are also proposed to the 'Environmental Protection (EP)' zone to allow for the construction of a future detached accessory building (shop) on the lands to be severed.</p> <p>The applicant's Site Plans and other information can be obtained from the Bruce County website at https://brucecounty.on.ca/living/land-use by Municipality and File Number</p>
Related File	County of Bruce Application for Consent B-25-19.34
Owner	H & L Koelen Farms Ltd.
Applicant	Harry Koelen
Legal Description	CON 12 LOT 11, Geographic Township of Brant, Municipality of Brockton
Municipal Address	963 Concession 12 / 969 Concession 12
Lot Dimensions	Entire Lot
Frontage	+/- 400 m (1,312.34 ft)

Width	+/- 400 m (1,312.34 ft)
Depth	+/- 1000 m (3,280.84 ft)
Area	+/- 40.87 ha (101 ac)
Lot Dimensions	Severed Lot B-25-19.34
Frontage	+/- 200 m (656.17 ft)
Width	+/- 200 m (656.17 ft)
Depth	+/- 100 m (328.08 ft) / 45 m (147.64 ft)
Area	+/- 1.59 ha (3.93 ac)
Uses Existing	Agricultural and Residential
Uses Proposed	Residential
Structures Existing	Single Family Dwelling
Structures Proposed	40' x 70' Accessory Building (Shop)
Servicing Existing	Private Water and Septic
Servicing Proposed	No Change
Lot Dimensions	Retained Lot
Frontage	+/- 200 m (656.17 ft)
Width	+/- 200 m (656.17 ft) front / 400 m (1,312.34 ft) rear
Depth	+/- 1000 m (3,280.84 ft)
Area	+/- 38.81 ha (97.025 ac)
Uses Existing	Agricultural
Uses Proposed	Agricultural
Structures Existing	None
Structures Proposed	None
Servicing Existing	N/A
Servicing Proposed	N/A
Access	Concession 12, a Year Round Municipal Road
County Official Plan	Agricultural Areas, Hazard Lands Areas
Proposed Official Plan	No Change
Zoning By-law	'General Agriculture (A1)' and 'Environmental Protection (EP)'
Proposed Zoning By-law	'General Agriculture Special (A1-1)' and 'Environmental Protection (EP)'
Surrounding Land Uses	Agricultural uses surround the property

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.

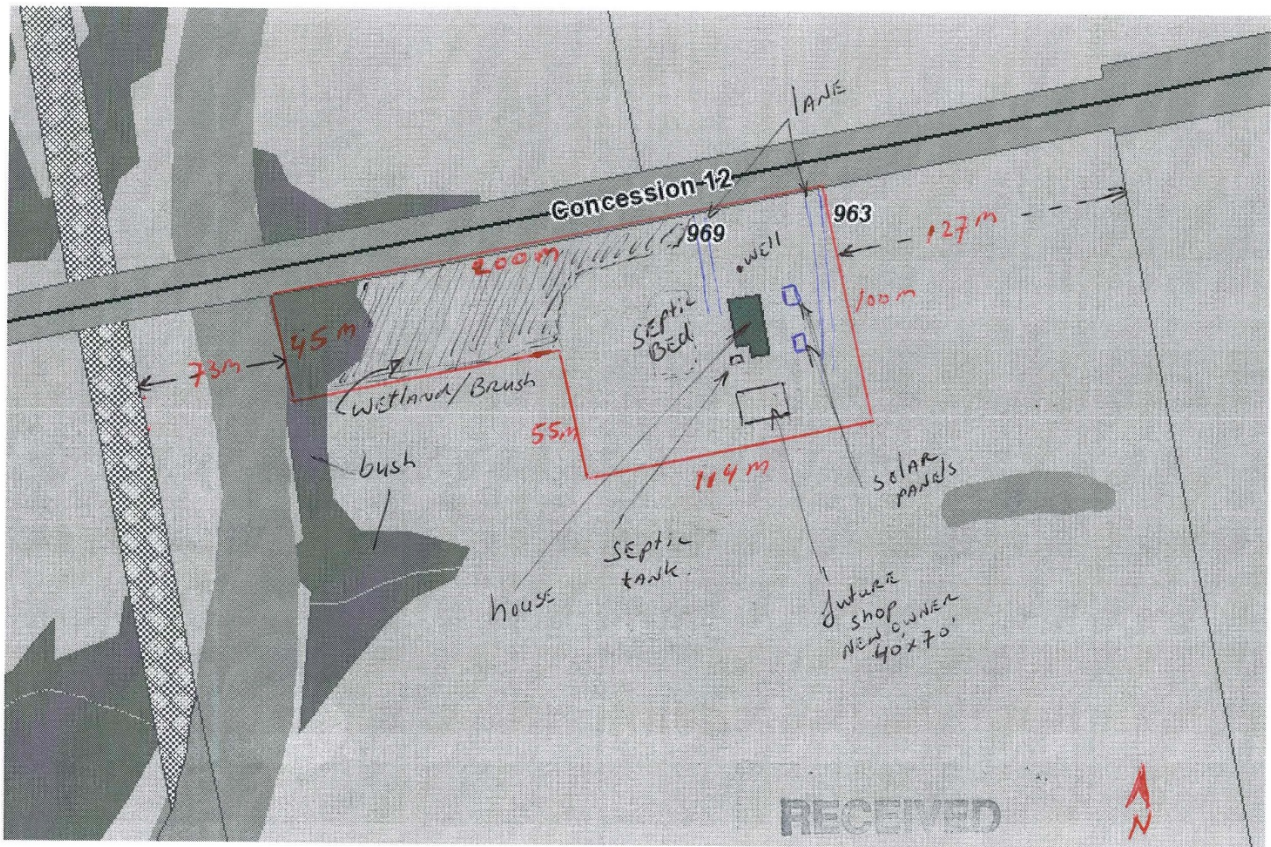
Dana Kieffer
Planner
Bruce County Planning and Development

Schedule 'A'

Existing Zoning



Site Plans





RECEIVED

MAR 11 2019

BRUCE COUNTY
PLANNING

- A. house
- B. Future shop NEW owner
- C. septic Bed.
- D. septic tank
- E. solar panels
- F. lanes

