



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

brucecounty.on.ca
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May 13, 2019

File Number: Z-20-19.34

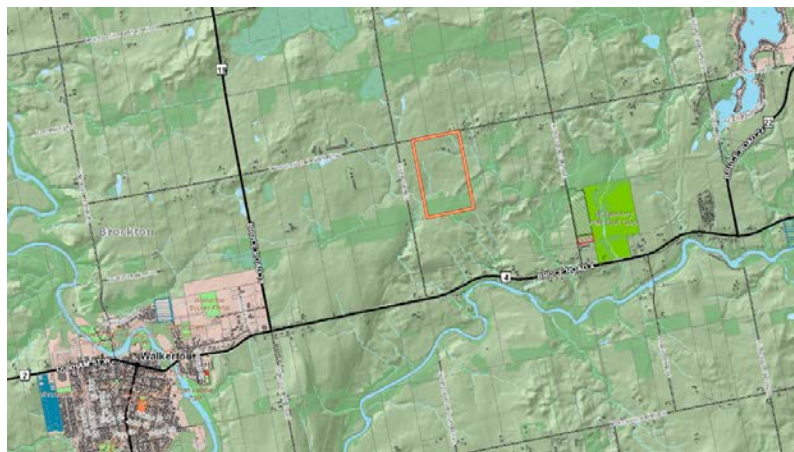
Notice of Public Meeting Proposed Zoning By-Law Amendment (Section 34, Planning Act, 1990)

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>To create zoning to permit a 'surplus farm dwelling lot.' The retained farm lot will be zoned from 'General Agriculture (A1)' to General Agriculture Special (A1-1)' to prohibit a future dwelling on the retained lands. The proposed severed parcel will be re-zoned to recognize the existing site conditions and to limit the number of nutrient units permitted.</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 Consent Application B-18-19.34
Owner	Sandy Ridge Ranch Co. Limited c/o Kevin Frieburger
Agent	Larry Frieburger
Legal Description	CON 2 NDR Lot 47 TO 49, Geographic Township of Brant, Municipality of Brockton
Municipal Address	347 Concession 2 NDR E
Lot Dimensions	Entire Lot
Frontage	+/- 599.24 m (1,966 ft)
Width	+/- 599.24 m (1,966 ft)
Depth	+/- 694.94 m (2,280 ft)
Area	+/- 60.71 ha (150 ac)
Lot Dimensions	Severed Lot B-18-19.34
Frontage	+/- 15.24 m (50 ft)

Width	+/- 105.16 m (345 ft)
Depth	+/- 234.70 m (770 ft)
Area	+/- 1.31 ha (3.20 ac)
Uses Existing	Residential
Uses Proposed	Residential
Structures Existing	Dwelling, Barn and related farm outbuildings
Structures Proposed	None
Servicing Existing	Private water and septic
Servicing Proposed	No change
Lot Dimensions	Retained Lot
Frontage	+/- 584.00 m (1,916 ft)
Width	+/- 584.00 m (1,916 ft)
Depth	+/- 694.94 m (2,280 ft)
Area	+/- 59.41 ha (146.80 ac)
Uses Existing	Agriculture
Uses Proposed	Agriculture
Structures Existing	None
Structures Proposed	None
Servicing Existing	N/A
Servicing Proposed	N/A
Access	Concession 2 NDR East, a Year Round Municipal Road
County Official Plan	Agricultural Area, Rural Areas and Hazard Land Areas
Proposed Official Plan	No Change
Zoning By-law	‘General Agriculture (A1)’ and ‘Environmental Protection (EP)’ - Saugeen Airport Height Restrictions and Saugeen Airport Outer Surface Overlays
Proposed Zoning By-law	‘General Agriculture Special (A1-1)’ and ‘Environmental Protection (EP)’ - Saugeen Airport Height Restrictions and Saugeen Airport Outer Surface Overlays
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.

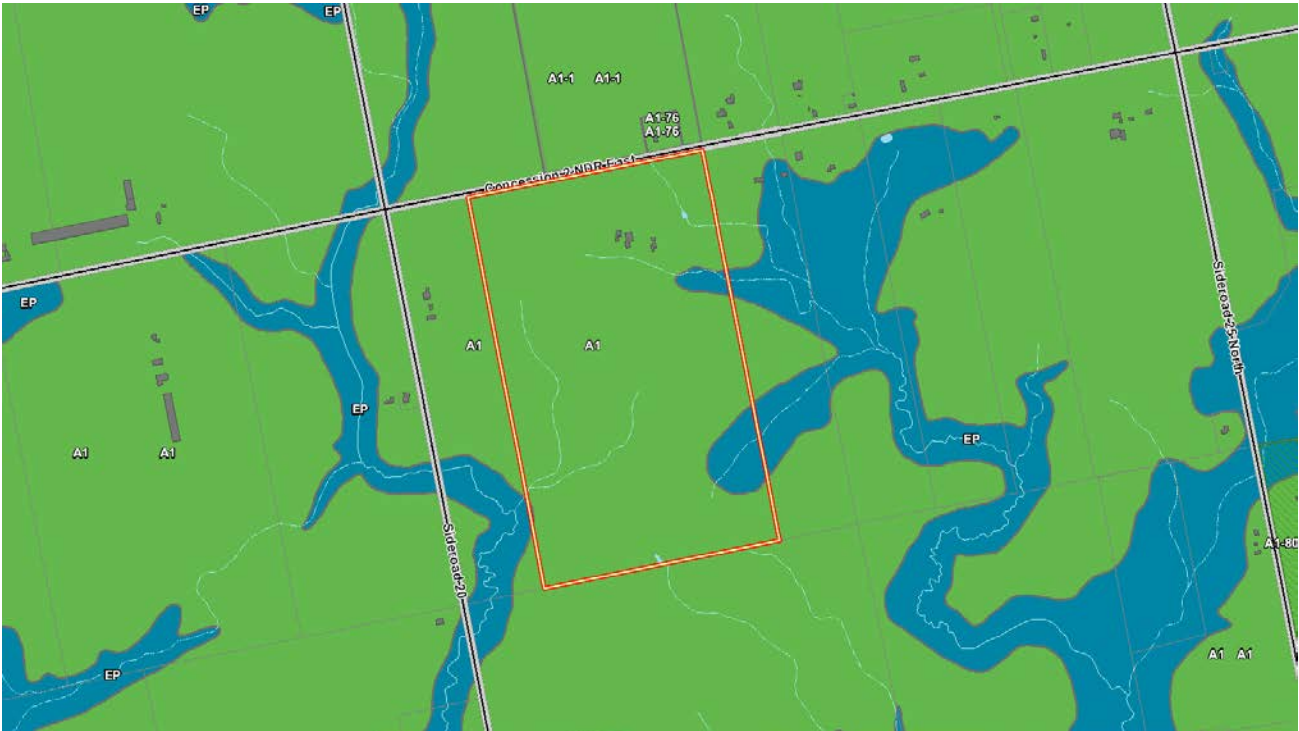
If a person or public body would otherwise have an ability to appeal the decision of the Municipality to the Local Planning Appeal Tribunal (LPAT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Bruce before the by-law is passed, 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.

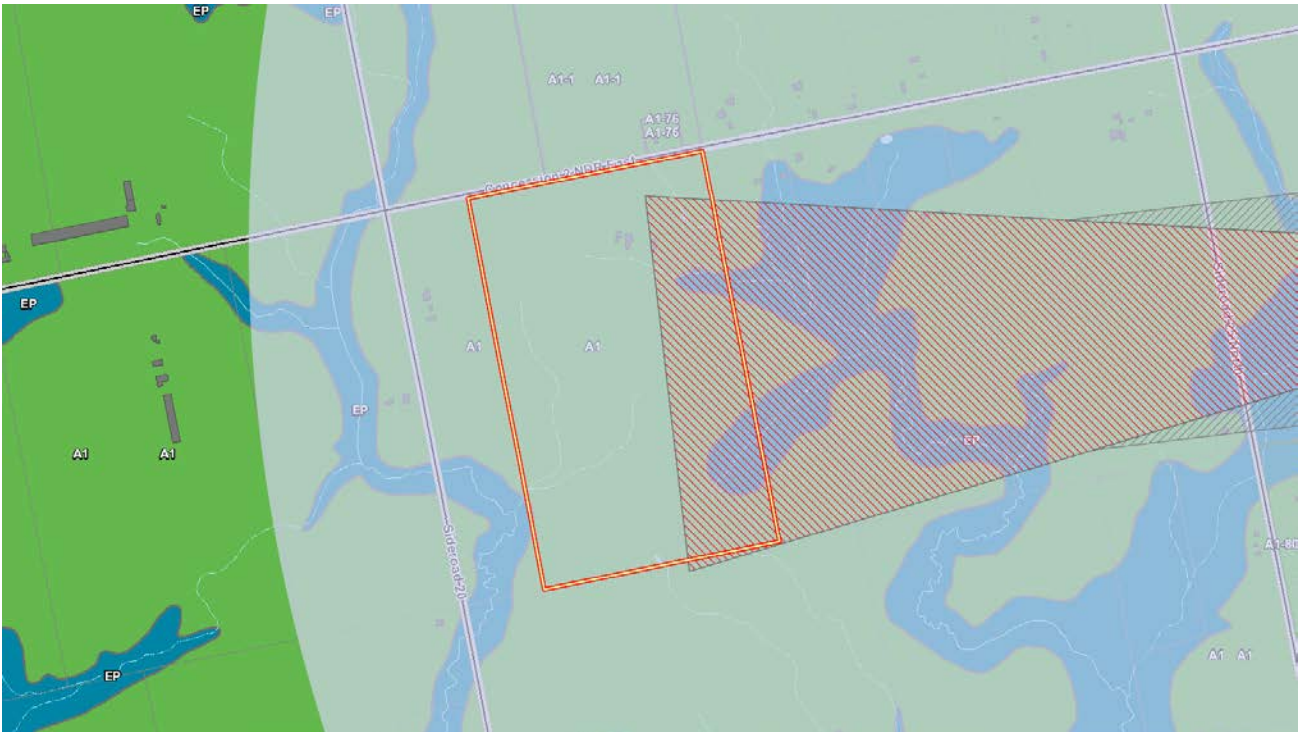
Dana Kieffer
Planner
Bruce County Planning and Development

Schedule 'A'

Existing Zoning



Zoning Overlays



Site Plan



Site Plan Inset

