



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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1-877-681-1291


June 10, 2019

File Number: Z-16-19.34

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, July 9, 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	The purpose of the application is to create a 'surplus farm dwelling lot'. The retained lot is proposed to be zoned with a special provision that would not permit a house. The severed lot is proposed to be zoned with a special provision that would: limit the number of nutrient units on the severed parcel to 1.24 units per ha; and recognize any buildings that do not meet zoning setbacks of the A1 zone. Further information about the application can be obtained on-line at https://brucecounty.on.ca/living/land-use by Municipality and File Number
Related Files	County of Bruce Official Plan Amendment BCOPA 241-19.34 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	+/- 121.92 m (400 ft)
Width	+/- 121.92 m (400 ft)
Depth	+/- 60.96 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
Lot Dimensions	Retained Lot
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
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, 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 **June 24, 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.

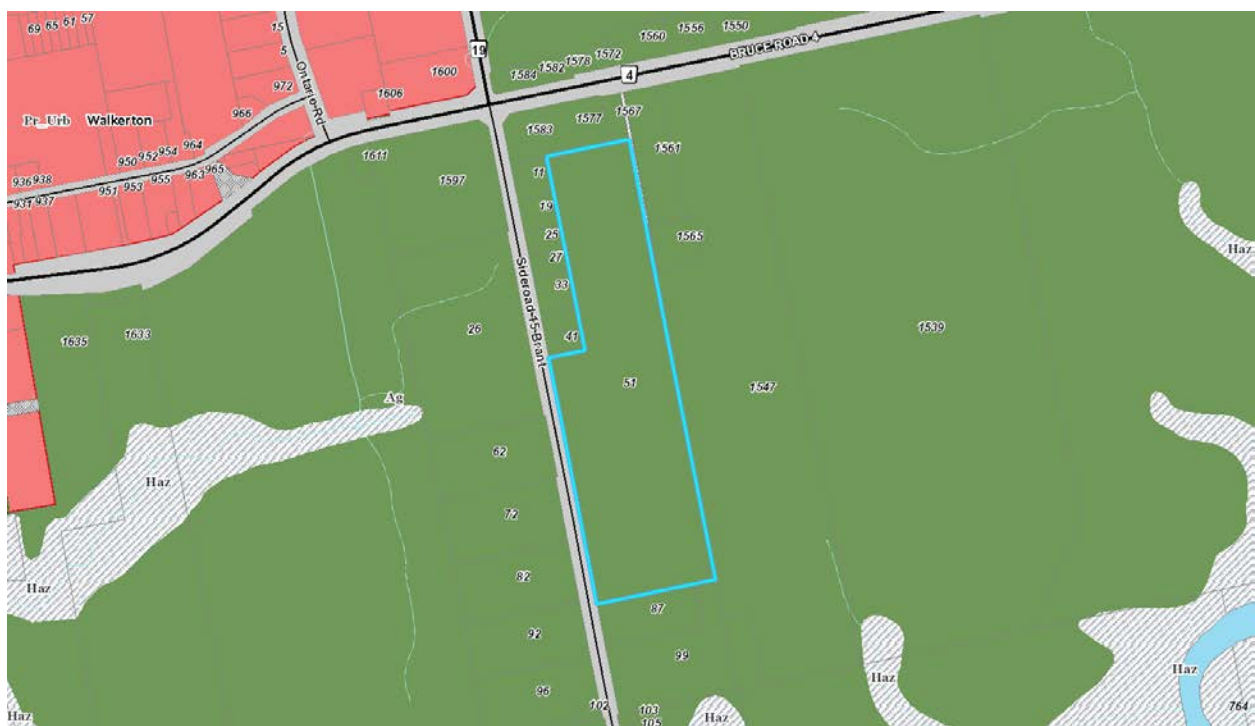
If a person or public body would otherwise have an ability to appeal the decision of the Municipality to the Local Planning Appeal Tribunal (LPAT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Bruce before the by-law is passed,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

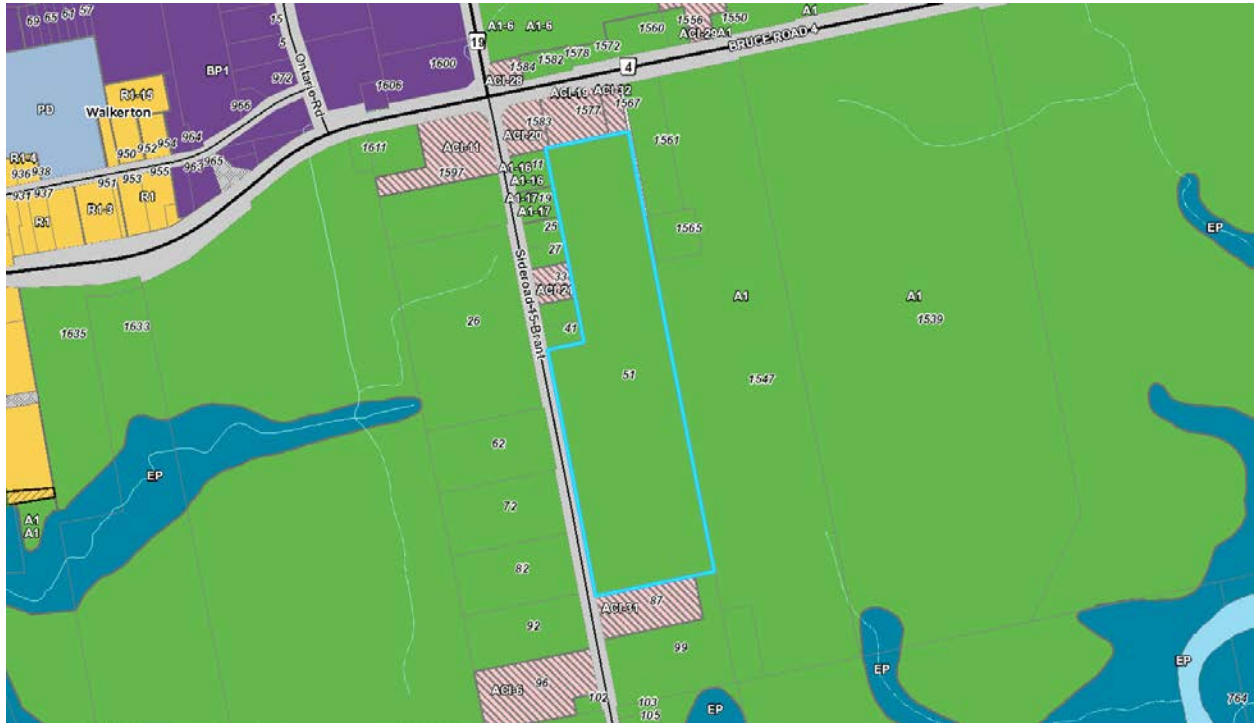
Mark Paoli
Senior Planner
Bruce County Planning and Development

Schedule 'A'

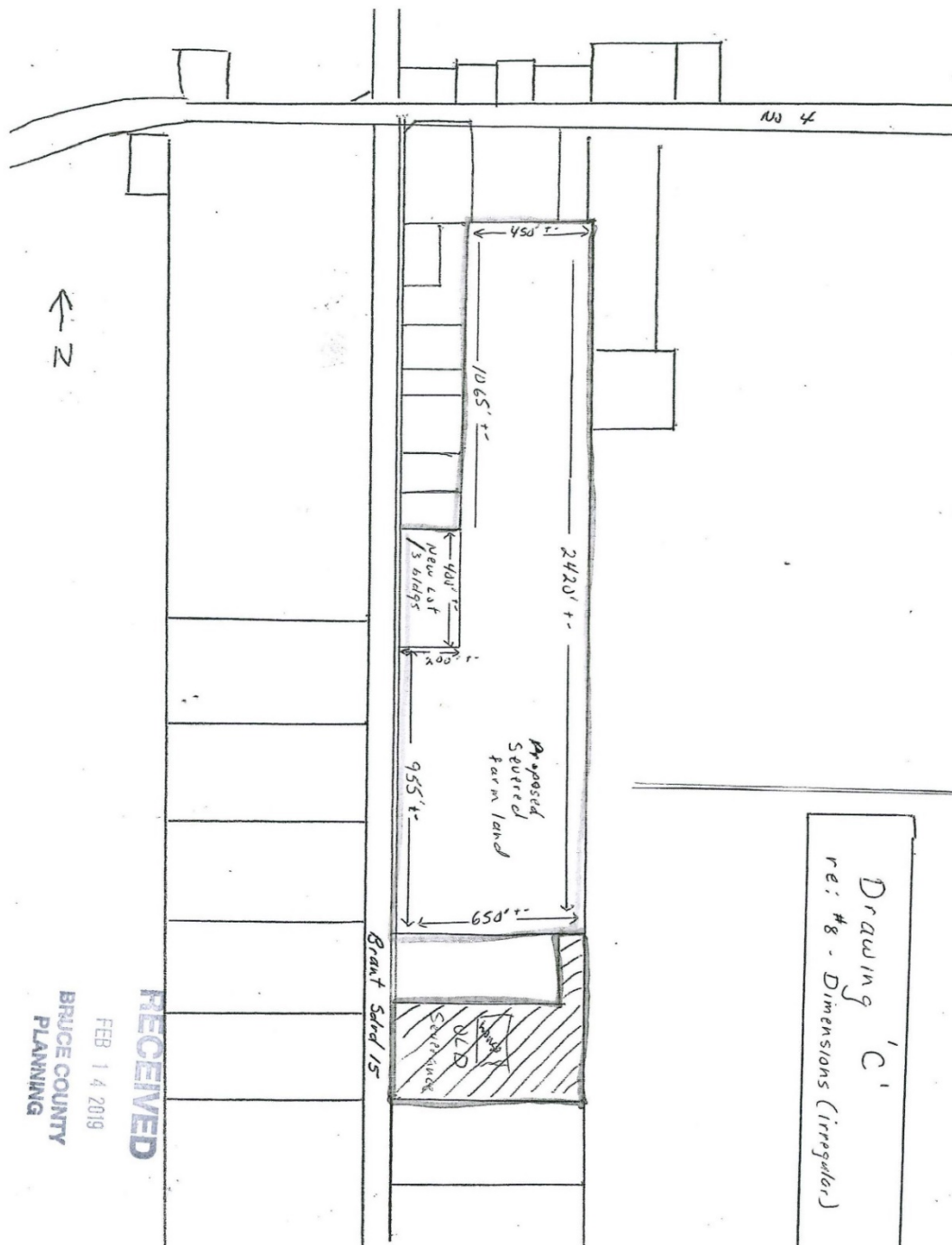
Existing Official Plan Designation

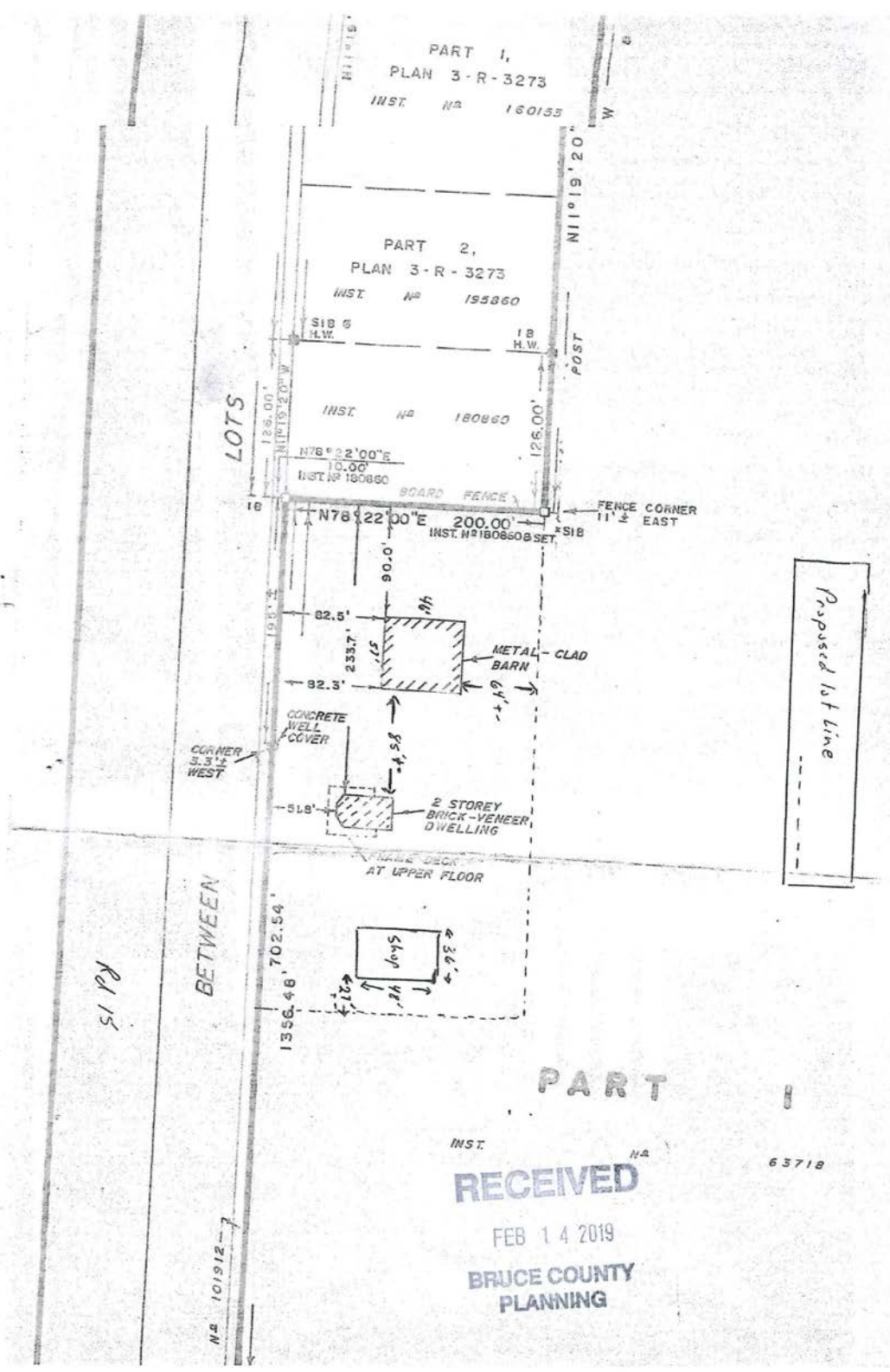


Existing Zoning



Site Plan Sketches





PART 1
 INST. NO. 63718
RECEIVED
 FEB 14 2019
BRUCE COUNTY PLANNING