



Corporation of the County of Bruce
Planning and Development
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July 19, 2019

File Numbers: B-44-19.31 and Z-30-19.31

Notice Of Information / Public Meetings

Proposed Consent To Sever Land and Zoning By-law Amendment

(Section 53 and 34, *Planning Act*, 1990)


Take Notice that an **INFORMATION MEETING** will be held by the Municipality of Brockton on **Tuesday, August 13, 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, ON, regarding the proposed amendment to the Municipality of Brockton Zoning By-law as outlined below.

Take Notice that a County of Bruce **PLANNING AND DEVELOPMENT COMMITTEE MEETING** will be held **Thursday, September 19, 2019 at 9:30 a.m.**, in the Council Chambers of the Corporation of the County of Bruce, Bruce County Administration Centre, 30 Park Street (Main Floor), WALKERTON, ON, to consider the proposed Consent to Sever Land. **Please note that this is not a Public Meeting and if you wish to speak at the Meeting, please contact Donna Van Wyck, Clerk, County of Bruce to make a delegation to Council.**

Take Notice that a **PUBLIC MEETING** will be held by the Municipality of Brockton on **Tuesday, September 24, 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, ON, to consider the proposed amendment to the Municipality of Brockton Zoning By-law as outlined below.

Development Proposal	To create a 'surplus farm dwelling lot', and to rezone the retained farm lot from 'General Agriculture (A1)' to General Agriculture Special (A1-XX) and General Agriculture Special (A1-1)' to prohibit a future dwelling on the retained lands. 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
Related File	County of Bruce Application for Consent B-44-19.31
Owner	Ronald Stuart Wells and Marilyn Nadine Wells
Applicant	Leslie Young Jr.

Agent	Patrick Kelly
Legal Description	CON 14 PT LOTS 13 & 14, Geographic Township of Greenock, Municipality of Brockton
Municipal Address	2253 Concession 14
Lot Dimensions	Entire Lot
Frontage	+/- 442.57 m (1452 ft)
Width	+/- 442.57 m (1452 ft)
Depth	+/- 1005.84 m (3300 ft)
Area	+/- 44.72 ha (110.5 ac)
Lot Dimensions	Severed Lot B-44-19.31
Frontage	+/- 167.64 m (550 ft)
Width	+/- 167.64 m (550 ft)
Depth	+/- 213.36 m (700 ft)
Area	+/- 3.57 m (8.83 ac)
Uses Existing	Agricultural
Uses Proposed	Residential
Structures Existing	Single Detached Dwelling, Shed and Barn
Structures Proposed	No change
Servicing Existing	Private Water and Septic
Servicing Proposed	No change
Lot Dimensions	Retained Lot
Frontage	+/- 274.93 m (902 ft)
Width	+/- 274.93 m (902 ft) front / 442.57 m (1452 ft) rear
Depth	+/- 1005.84 m (3300 ft)
Area	+/- 41.10 ha (101.5 ac)
Uses Existing	Agricultural
Uses Proposed	Agricultural
Structures Existing	None
Structures Proposed	None
Servicing Existing	N/A
Servicing Proposed	N/A
Access	Concession 14, A Year Round Municipal Road
County Official Plan	Agricultural Areas and Hazard Land 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), General Agriculture Special (A1-x) 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 meetings. If you provide your written comments before **August 6, 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 on the proposed consent or the decision of the Municipality of Brockton 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, Inland Hub
Bruce County Planning and Development

Schedule 'A'

Existing Zoning



Site Plan

