



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

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July 17, 2019

File Number: Z-40-19.36

Notice of Complete Application & 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, August 13th, 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	To amend the Residential (R1) Special Zones on the subject lands to permit the maximum lot coverage to increase from 30% to 40%. Additional information can be obtained on-line at https://brucecounty.on.ca/living/land-use by Municipality and File Number.
Previous Files	Draft Plan of Subdivision 41T-2009-05.36 and Municipality of Brockton By-law 92-35 (Z-52-09.36)
Owner	Initiated by Brockton staff
Applicant	Terry Tuck, Chief Building Official/Zoning Administrator
Legal Description	Part Park Lots 7 and 8 Plan 84 and Lot 26 Plan 162 (being Part 2 on 3R-3464), Geographic Town of Walkerton, Municipality of Brockton
Municipal Address	Multiple properties
Uses Existing	Residential Subdivision
Uses Proposed	No Change
Structures Existing	Single Detached Dwellings
Structures Proposed	No Change
Servicing Existing	Municipal water and sewers
Servicing Proposed	No Change
Access	Hinks St, Fischer Dairy Rd and Turner St
County Official Plan	Primary Urban Communities
Local Official Plan	Residential and Environmental Protection
Zoning By-law	Residential (R1-10 and R1-11) and Environmental Protection

Proposed Zoning By-law	Add provision that maximum lot coverage in the R1 Special Zones shall be 40%
Surrounding Land Uses	Residential uses to the north; Saugeen River to the east; Agricultural uses, a school and cemetery to the south; Residential uses and a school 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 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 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, Inland Hub
Bruce County Planning and Development