



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


August 19, 2019

File Number: Z-38-19.31

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, September 10, 2019 at 7:00 p.m., at the
Elmwood Community Centre, 38 Concession Road 10, ELMWOOD, ON,
to consider the *Planning Act* Application as outlined below.

Development Proposal	<p>To create a 'surplus farm dwelling lot', and to rezone the retained farm lands from General Agriculture (A1) to General Agriculture Special (A1-1) to prohibit a future dwelling on the retained lands.</p> <p>The retained lands will include an H-Holding for high archeological potential.</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-59-19.31
Owner	Tom Dales
Legal Description	CON 5 LOT 15 PT LOT 14, Geographic Township of Greenock, Municipality of Brockton
Municipal Address	442 Bruce Road 20
Lot Dimensions	Entire Lot
Frontage	+/- 984 m (3,228.35 ft)
Depth	+/- 390 m (1,279.53 ft)
Area	+/- 39.25 ha (97 ac)
Lot Dimensions	Severed Lot B-59-19.31
Frontage	+/- 174 m (570.87 ft)
Depth	+/- 93 m (305.12 ft)
Area	+/- 1.51 ha (3.74 ac)
Uses Existing	Residential

Uses Proposed	Residential
Structures Existing	Single Detached Dwelling, Barn, Shed and Detached Garage
Structures Proposed	None
Servicing Existing	Private water and septic
Servicing Proposed	No change
Lot Dimensions	Retained Lot
Frontage	Irregular
Width	+/- m (ft)
Depth	+/- m (ft)
Area	+/- 37.74 ha (93.26 ac)
Uses Existing	Agriculture
Uses Proposed	Agriculture
Structures Existing	None
Structures Proposed	None
Servicing Existing	N/A
Servicing Proposed	N/A
Access	County Road - Bruce Road 20
County Official Plan	Agricultural Areas, Rural Areas and Hazard Land Areas
Proposed Official Plan	No Change
Zoning By-law	General Agriculture (A1) and Environmental Protection (EP and EP-1)
Proposed Zoning By-law	General Agriculture Special (A1-1), General Agriculture Special (A1-XX), General Agriculture Special Holding (A1-1-H) and Environmental Protection (EP and EP-1)
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 September 3, 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.

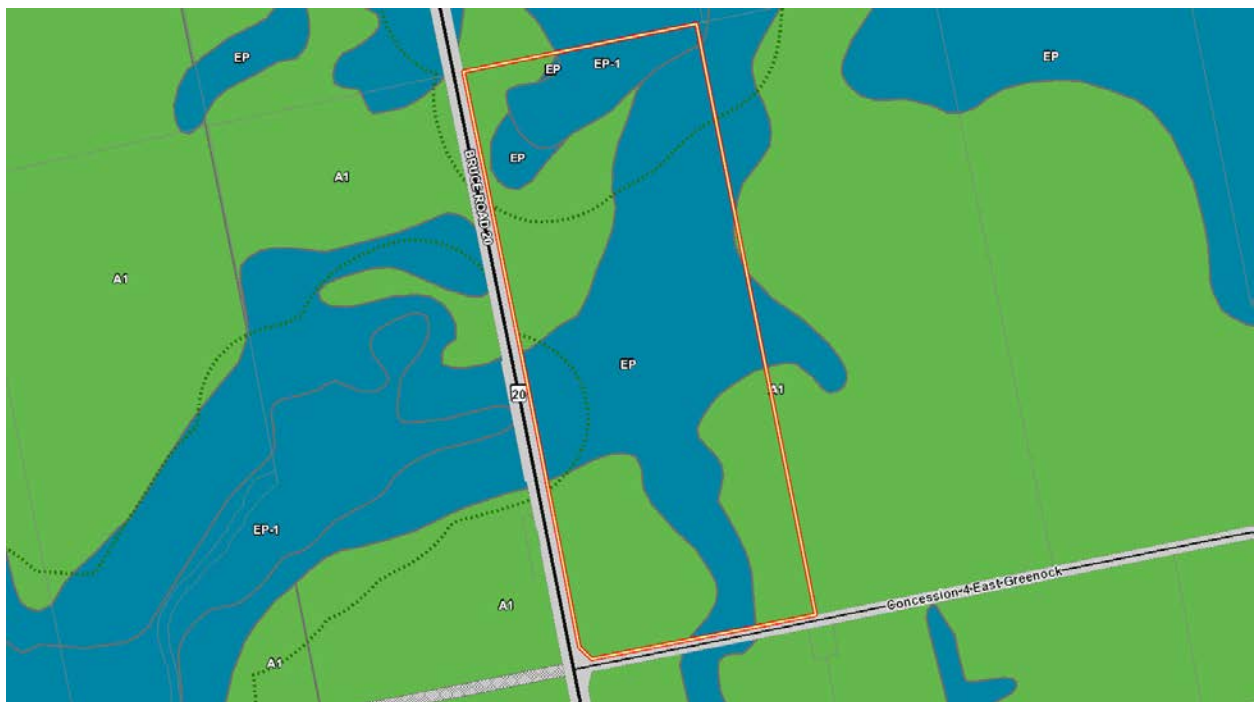
If a person or public body would otherwise have an ability to appeal the decision of the Municipality to the Local Planning Appeal Tribunal (LPAT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Bruce before the by-law is passed,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



Proposed Severance



Site Plan Sketch



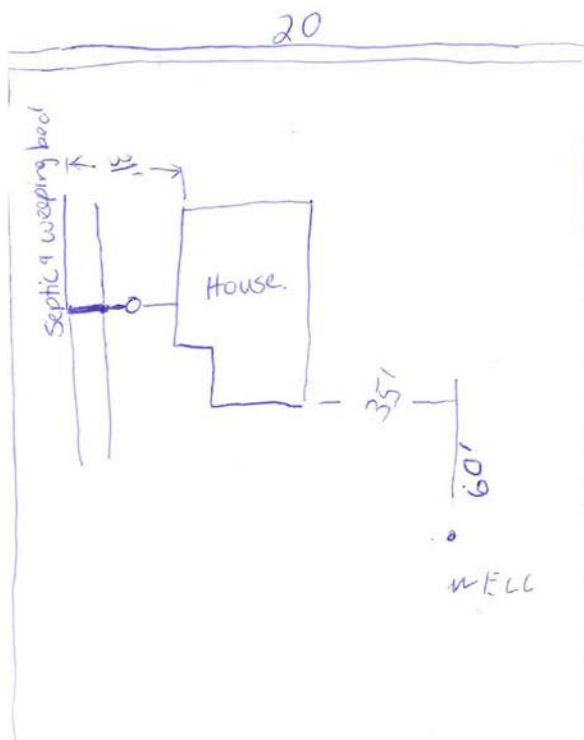
NORTH DIMENSION = 93 metres
EAST DIMENSION = 178 metres
SOUTH DIMENSION = 102 metres
WEST DIMENSION = 174 metres

PERIMETRE = 529.77 metres

AREA OF POLYGON = 15,153.63m²

CONVERT TO HECTARES → 1.52 Ha

CONVERT TO ACRES → 3.74 Ac



DIMENSIONS +/-)

RECEIVED

JUN 11 2019

BRUCE COUNTY
PLANNING