



Corporation of the County of Bruce
 Planning and Development
 30 Park St, Box 848 Walkerton ON N0G 2V0

brucecounty.on.ca
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Notice Of Public Meeting

Proposed Official Plan Amendment

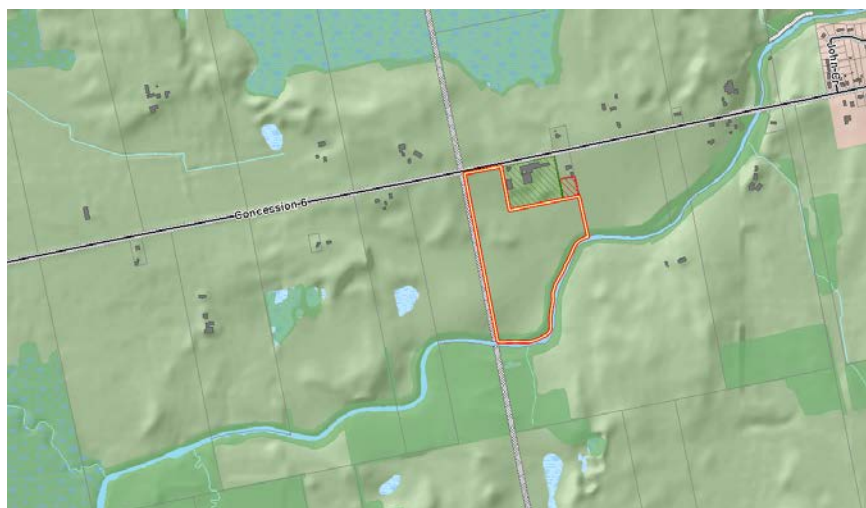
(Section 22, Planning Act, 1990)

Take Notice that a Public Meeting will be held on **Thursday, December 20, 2018**, at **9:30 AM**, in the County of Bruce Council Chambers, 30 Park St, Walkerton ON, in order to consider the Planning Application as outlined below.

File Number	Bruce County Official Plan Amendment File Number BCOPA #232-18.31
Development Proposal	The purpose of the Official Plan Amendment is to facilitate the expansion of 'Fritz Construction Services Inc.' (operating as Fritzall) business.
County Official Plan	Agricultural Area, Rural Area and Hazard Land Area
County Official Plan Amendment	To redesignate a portion of the subject lands [+/- 2.53 ha (6.25 ac)] proposed to severed, from 'Agricultural Area' to 'Agricultural Area with Exceptions' to facilitate the expansion of Fritz Construction Services Inc. (operating as Fritzall). The balance of the 'Hinsperger property' [+/- 14.49 ha (36 ac)] will be redesignated from 'Agricultural Area', 'Rural Area' and 'Hazard Land Area' to 'Agricultural Area with Exceptions' to recognize the undersized retained agricultural parcel. No changes are proposed to the Hazard Land Area nor the Rural Area designations.
Related File	Municipality of Brockton Zoning By-Law Amendment File Number Z-33-18.31 A County of Bruce Consent File will be submitted upon approval of the County Official Plan and Zoning By-Law amendment applications.
Owner	Lisa A and David J Hinsperger
Applicant	Ron Davidson, Land Use Planning Consultant
Legal Description	Part of Lot 10, Concession 6, geographic Township of Greenock
Municipal Address	189 Concession 6
Lot Dimensions	Entire Lot
Frontage	+/- 138.5 m (454 ft)
Width	+/- 138.5 m (454 ft) Front; and Irregular at Rear
Depth	+/- 645 m (2116.14 ft)

Area	+/- 17.02 ha (42.06 ac)
Uses Existing	Agriculture
Uses Proposed	+/- 2.53 ha (6.25 ac) are proposed to be conveyed to the adjacent industrial lot to facilitate the expansion of the existing operation. The balance of the parcel is to continue to be used for agricultural purposes.
Structures Existing	Vacant (lands to be severed)
Structures Proposed	None proposed at this time
Servicing Existing	Private water and private septic
Servicing Proposed	No change
Access	Concession 6, a year-round municipal road
Zoning By-law	General Agriculture (A1) and Environmental Protection (EP)
Proposed Zoning By-law Amendment	Agriculture Commercial and Industrial Special (ACI-44), General Agriculture Special (A1-x) and no changes to the Environmental Protection (EP) zone.
Surrounding Land Uses	Non-farm residential and agricultural uses to the North and East; Teeswater River, forested and agricultural uses are to the South; and, an unopened road allowance and agricultural uses to the West.

Subject Lands



Additional Information and material regarding the proposed official plan and zoning by-law amendments is available for public inspection. For more information about this matter, including information about preserving your appeal rights, contact the Walkerton Planning Office 30 Park Street, P.O. Box 848 Walkerton ON N0G 2V0; phone 519-881-1782; Toll Free - 877-681-1291; fax 519-507-3030, from 8:30AM to 4:30PM Monday to Friday; or on-line at www.brucecounty.on.ca under 'Living Here', 'Housing and Property', 'Land Use Planning' by Municipality and File Number; or e-mail bcplwa@brucecounty.on.ca.

Written submissions should be forwarded to the Planner responsible for the file, John Ghent at the above address; or e-mail **by November 26, 2018**.

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.

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.

Any Person may attend the meeting and/or make written or verbal representation either in support or in opposition to the application. 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 proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Approval Authority to the Local Planning Appeal Tribunal (LPAT). Further, 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 LPAT, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the County of Bruce on the proposed official plan you must make a written request to the Bruce County Planning and Development Department Planner, John Ghent. Notification can be e-mailed to you should you choose to provide your e-mail address.

John Ghent
Planner
Bruce County Planning and Development

November 1, 2018

Schedule 'A'

Existing Official Plan Designation



Sketch of Proposal

Lands to be Redesignated (identified as Existing Industrial Lot and Proposed Expansion Area) to 'Agricultural Area with Exceptions'

The lands identified as 'farm parcel to be retained' will be redesignated to 'Agricultural Area with Exceptions'

