



**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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November 20, 2018

File Number: Z-58-18.34

## **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 **Monday, December 17, 2018 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**, in order to consider the Planning Application as outlined below.

<b>Development Proposal Zoning By-law Amendment</b>	The purpose of the application is to facilitate the creation of a residential lot. The new lot will have an area of +/- 0.53 ha (1.3 ac) and the retained agricultural parcel will have an area of +/- 13.35 ha (32.98 ac). The rezoning will recognize any deficient setbacks on the retained lands resulting from the severance. To recognize the lot dimensions for the newly created non-farm residential parcel and to rezone the remaining land to an Agricultural lot.
<b>Related File(s)</b>	County of Bruce Consent File <b>B-94-18.34</b>
<b>Owner</b>	Joseph B. Batte and Yvonne Batte
<b>Agent</b>	N/A
<b>Legal Description</b>	North Part of Lot 53 and North Part of Lot 54, Concession 1 SDR, geographic Township of Brant
<b>Municipal Address</b>	<b>1209 Bruce Road 4</b>
<b>Lot Dimensions</b>	<b>Entire Parcel</b>
<b>Lot Frontage</b>	+/-272.2 m (893 ft)
<b>Lot Depth</b>	+/-432 m (1388 ft) West side; and, +/-613 m (2011 ft) East side
<b>Lot Area</b>	+/- 13.9 ha (34.28 ac.)
<b>Lot Dimensions</b>	<b>Parcel to be Severed</b>
<b>Lot Frontage</b>	+/-67.1 m (220 ft)
<b>Lot Depth</b>	+/- 79 m (259 ft)
<b>Lot Area</b>	+/- 0.53 ha (1.3 ac)
<b>Lot Dimensions</b>	<b>Parcel to be Retained</b>
<b>Lot Frontage</b>	+/-205.1m (674 ft)
<b>Lot Depth</b>	Irregular

Lot Area	+/- 13.35 ha (32.98 ac)
Existing Use	Pasture lands
Proposed Use	Non-Farm Residential use (Severed parcel) Retained lands changed to an Agricultural parcel.
Structures Existing	House and Barn (retained)
Structures Proposed	New residential proposed for newly created severed parcel
Existing Servicing	Private water and private septic (retained)
Proposed Servicing	Private water and private septic (newly created lot)
Access	Bruce Road 4, a year-round County road
County Official Plan	Rural Area and Hazard Land Area
Proposed Official Plan	No change
Zoning By-law	General Agriculture Special (A1-5) and Environmental Protection (EP), with Saugeen Airport Overlay, Municipality of Brockton By-law 2013-026.
Proposed Zoning By-law	‘General Agriculture special (A1-x)’ and General Agriculture Special (A1-5). The ‘Environmental Protection (EP)’ zone will remain unchanged.
Surrounding Land Uses	Agricultural and non-farm residential uses. A Travel Trailer Sales establishment is to the North.
Subject Lands	

For more information about this matter, including information about preserving your appeal rights, contact the **Walkerton** 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; or search on-line at [www.brucecounty.on.ca](http://www.brucecounty.on.ca) under ‘Living Here, ‘Housing and Property’, ‘Land Use Planning ’ and search by Municipality and File Number; or e-mail [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca) .

Written submissions should be forwarded to the Planner responsible for the file, John Ghent (at the above mailing or e-mail address) by **December 17, 2018**

Any Person who has concerns or objections to the application is encouraged to contact the Bruce County Planning and Development Department at 30 Park Street, P.O. Box 848, WALKERTON, ON N0G 2V0, 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 Municipality before the By-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Brockton to the Local Planning Appeals Tribunal (LPAT), and may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Municipality on the proposed Zoning By-law amendment, you must make a written request to the Municipality. Notification can be e-mailed to you should you choose to provide your e-mail address.

John Ghent, Planner, Bruce County Planning and Development

Schedule 'A'  
Current zoning



Sketch showing proposed severance.

