



County of Bruce
Planning & Development Department
30 Park Street, Box 848
Walkerton, ON N0G 2V0
brucecounty.on.ca
226-909-5515



May 29, 2024

File Number(s): C-2024-001, Z-2024-015

Request for Agency Comments

TO: Municipal Staff, Ministry of Municipal Affairs and Housing, First Nations, Conservation Authority (SVCA), MPAC, Infrastructure Ontario, School Boards, Ontario Power Generation, Hydro One, Grey Bruce Health Unit, Bruce County Transportation & Environmental Services, Mortgage Holder.

A change is proposed, and we're asking for your input. The purpose of this application is for a site-specific amendment to the County of Bruce Official Plan. It is proposed to remove the prohibition from establishing a new residential use on agricultural lands where a previous surplus farm dwelling severance has occurred. If approved, a new residential use will be permitted on the agricultural lands.

Your comments and/or conditions of approval will be used to prepare a Planning Report. Please provide your feedback by emailing bcplwa@brucecounty.on.ca by **June 19, 2024**. If you require more time to provide comments, please let us know.



442 Bruce Road 20
GREENOCK CON 5 PT LOTS 14;AND 15 (Greenock)
Municipality of Brockton
Roll number: 410431000206100

Learn more

The following supporting materials were included with the submission of the Application:

- Planning Justification Report
- Archaeology Assessment

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Benito Russo

The details

Development Proposal	<p>The purpose of this application is for a site-specific amendment to the County of Bruce Official Plan. It is proposed to remove the prohibition from establishing a new residential use on agricultural lands where a previous surplus farm dwelling severance has occurred. If approved, a new residential use will be permitted on the agricultural lands.</p> <p>In 2019, the current applicant undertook a successful surplus farm dwelling severance. As per the Provincial Policy Statement, and County policies, any remnant agricultural lands created by the severance were prohibited from permitting the establishment of a new residential use. Since then, the applicant has successfully undertaken a natural severance through use of the Beds of Navigable Waters Act. This has divided the property into a southern portion and a northern portion. The 2019 surplus farm dwelling severance occurred on what is now the southern portion of lands. The applicant has applied to permit the establishment of a new residential dwelling on what is now the northern portion of the subject lands where a dwelling is prohibited.</p>
Related Files	C-2024-001, Z-2024-015
Owner	Thomas & Donna Dales
Agent	Dana Kieffer, Cobide Engineering
Legal Description	GREENOCK CON 5 PT LOTS 14;AND 15 (Greenock)
Municipal Address	442 Bruce Road 20
Lot Dimensions	Entire Lot
Frontage	+/- 321.6 m

Depth	+/- 411.9
Area	+/- 17.6 ha
Existing Uses	Agriculture
Existing Structures	None
Proposed Uses	Agriculture with primary dwelling
Proposed Structures	Residential dwelling and detached shop
Existing Services	None
Proposed Services	Private
Access	Year-Round Municipal Road
Surrounding Land Uses	Agriculture
Designations and Zones	Existing
County Official Plan	Agricultural Area, Rural Area, Hazard Area
Local Official Plan	Lands not designated by Official Plan
Zoning By-law	General Agriculture Special 'A1-1', General Agriculture Special Holding 'A1-1-H1', Environmental Protection 'EP', Environmental Protection Special 'EP-1'
Designations and Zones	Proposed
County Official Plan	Agricultural Exception - 5.5.13.105
Local Official Plan	No change
Zoning By-law	General Agriculture Special 'A1-150', General Agriculture Special Holding 'A1-150-H1', Environmental Protection 'EP', Environmental Protection Special 'EP-1'

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Agency: Municipality of Brockton

No Comment: _____ Title: Fiona Hamilton, Clerk Signature:  _____

Comments: The establishment of a new residential dwelling would impact future development on adjacent agriculture zoned lands with respect to Minimum Distance Separation 2 if new or expanding livestock operations were to be proposed.

Site plan

