



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



August 17, 2023

File Number(s): A-2023-042

## Public Hearing Notice

**You're invited to participate in a Hybrid Public Hearing  
to consider a Minor Variance / file #A-2023-042  
Tuesday, September 26 at 6:30 p.m.**

For information on how to participate in the public meeting, please visit the municipal website at: <https://www.brockton.ca/en/our-services/Current-Council-Meeting-Agenda>.

Please contact the Municipality of Brockton at [fhamilton@brockton.ca](mailto:fhamilton@brockton.ca) or 519-881-2223 Ext. 124 if you have any questions regarding how to participate in the meeting.

A change is proposed in your neighbourhood: The purpose of this Minor Variance application is to request relief from the provisions of Sections 3.3, and 15.3 of the Brockton Zoning By-law. It is proposed to permit an exterior side yard setback of approximately +/-11 meters (m) where 18m is required, and approximately +/-35m to a residential use when 70m is required. If approved, this will facilitate the development of an addition to an existing industrial establishment.



35 Elm St. S.

PLAN 7 LOTS 1  
TO 5  
WS; PRINCESS  
ST LOTS 1 AND 2  
SS; KING ST AND  
RP 3R748 PARTS  
1; TO 3 (Walkerton)

Municipality of  
Brockton

Roll Number:  
410436000107400

## Learn more

Additional information about the application is available online at <https://brucecounty.on.ca/living/land-use>. 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

## Have your say

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. Comments received after September 19, 2023 may not be included in the Planning report, but will be considered if received prior to a decision being made, and included in the official record on file.

1. Please contact us by email [bcplwa@brucecounty.on.ca](mailto:bcplwa@brucecounty.on.ca), mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application.
2. You can participate in the public hearing. For information on how to participate in the public meeting, please visit the municipal website at: <https://www.brockton.ca/en/our-services/Current-Council-Meeting-Agenda>.

## Stay in the loop

If you'd like to be notified of the decision of the Committee of Adjustment on the proposed application(s), you must make a written request to the Bruce County Planning Department on behalf of the Secretary-Treasurer for the Committee of Adjustment.

## Know your rights

Only the applicant, the Minister, a specified person (being a utility and transportation company) or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection. Appeals must be accompanied by payment of the fee charged by the Tribunal as payable on an appeal from a Committee of Adjustment decision to the Tribunal. For more information, please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

**PRICE-SCHONSTROM  
SITE PLAN**

**NOTES:**

1. ZONING M1 - INDUSTRIAL
2. EXISTING GROUP F - DIV 2 = 4,800 SQ. FT.
3. EXISTING GROUP D OCC. = 7,930 SQ. FT.
4. EXISTING GROUP F - DIV 2 = 6,435 SQ. FT.
5. EXISTING GROUP F - DIV 2 = 8,063 SQ. FT.
6. PROPOSED GROUP F - DIV 2 = 788 SQ. FT.
7. TOTAL BUILDING AREA = 28,016 SQ. FT.
8. ALL FILLS TO BE SUPPLIED, PLACED AND COMPACTED BY THE CONTRACTOR.
9. CONTRACTOR TO LOCATE ALL U/G SERVICES PRIOR TO EXCAVATION.
10. ALL FOOTING TO BEAR ON UNDISTURBED SUB-SOIL FREE OF ANY ORGANIC MATERIALS.
11. ALL EXTERIOR CONCRETE = 30 MPa W/ 12" COMPACTED GRANULAR BASE.
12. BENCHMARKS
13. B.M. #1 - 100'-0" ELEVATION, = 100'-0" FIN. FLOOR

**DETAIL OF  
INTERSECTION OF  
DURHAM ST. E. / HWY #4  
AND  
ELM STREET**

**WILLIAM STREET**

**DURHAM ST. E. / HWY #4**

**ELM STREET  
RESIDENTIAL ACROSS THE STREET**

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CONTRACT NO. PROJECT NO. SHEET NO. OF NO. SHEETS DATE DRAWN BY CHECKED BY APPROVED BY	<b>SHOP ORDER</b> ALL INFORMATION FOR THIS ORDER IS TO BE OBTAINED FROM THE PROJECT MANUAL. THE PROJECT MANUAL IS TO BE USED TO OBTAIN THE LOCATION OF ALL MATERIALS TO BE USED IN THE ORDER. THE ORDER SHALL BE FOR THE MATERIALS LISTED IN THE ORDER.	CITY STATE ZIP PHONE NO.
DWG # REV. INCHES: 1/8"	 BUREAU OF ENGINEERING 1000 N. 10th St., Suite 100, Lincoln, NE 68502 (402) 441-1111 www.bureau-engineering.com	ORDER NO. ORDER DATE ORDER TIME ORDER BY ORDER FOR
TITLE: SITE PLAN - PROPOSED ADDITION PLAN NO.		