



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



February 14, 2025

File Number(s): A-2024-048

## Public Hearing Notice

**You're invited to participate in a Public Hearing  
to consider a Minor Variance / file # A-2024-048  
Tuesday, March 18, 2025 at 7:00 p.m.**

A change is proposed in your neighbourhood: The purpose of this application is for a Minor Variance. It is proposed to recognize the existing building's setbacks on the subject lands. The reduced setbacks include, 5.8m to an exterior roadway and 6.3m to an abutting lot, wherein a setback of 7.5m is required. If approved, this will legally recognize all existing setbacks and facilitate the related Consent for new lot creation.

The related consent file is B-2024-065



310 DURHAM ST W

PLAN 3M225 BLK 10  
PLAN 162;PT ROAD  
AND RP 3R9411  
PARTS;4 AND 5  
(Walkerton Town)

Municipality of  
Brockton

Roll Number:  
410436000503434

## Learn more

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

## 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 March 8, 2025 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>.

## How to access the public hearing

For information on how to participate in the public meeting, please visit the municipal website at [www.brockton.ca](http://www.brockton.ca) under "Current Council Meeting Agenda".

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

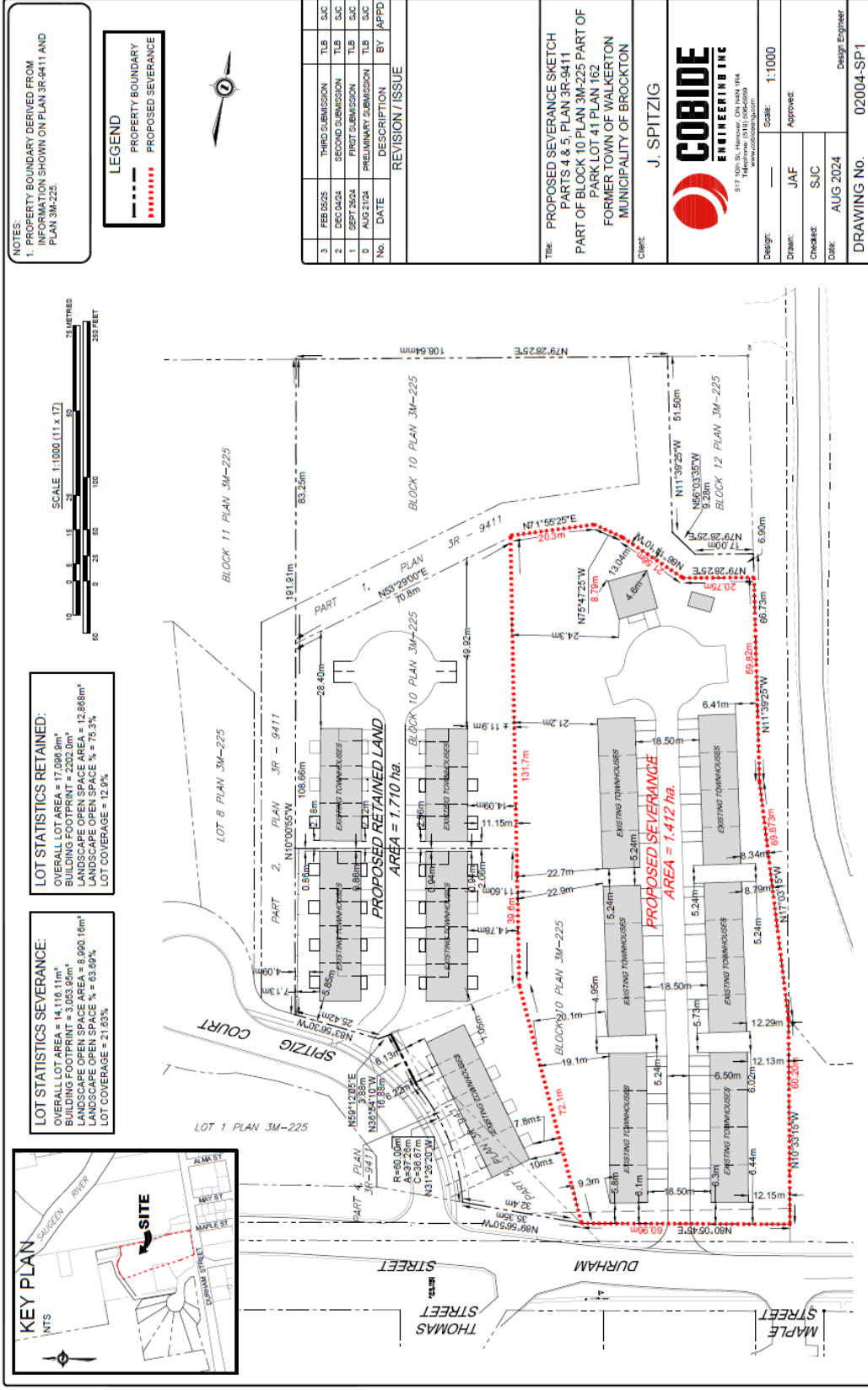
## Stay in the loop

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.

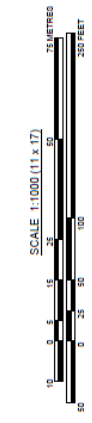
## Know your rights

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/>.

# Site plan



NOTES:  
 1. PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON PLAN 3R-9411 AND PLAN 3M-225.



**LOT STATISTICS RETAINED:**

- OVERALL LOT AREA = 17,096.8m<sup>2</sup>
- BUILDING FOOTPRINT = 2202.0m<sup>2</sup>
- LANDSCAPE OPEN SPACE AREA = 12,868m<sup>2</sup>
- LANDSCAPE OPEN SPACE % = 75.3%
- LOT COVERAGE = 12.9%

**LOT STATISTICS SEVERANCE:**

- OVERALL LOT AREA = 14,116.11m<sup>2</sup>
- BUILDING FOOTPRINT = 3,063.95m<sup>2</sup>
- LANDSCAPE OPEN SPACE AREA = 8,990.10m<sup>2</sup>
- LANDSCAPE OPEN SPACE % = 63.69%
- LOT COVERAGE = 21.63%



No.	DATE	DESCRIPTION / ISSUE	BY	APPD
3	FEB 15/25	THIRD SUBMISSION	TLB	SJC
2	DEC 04/24	SECOND SUBMISSION	TLB	SJC
1	SEPT 26/24	FIRST SUBMISSION	TLB	SJC
0	AUG 21/24	PRELIMINARY SUBMISSION	TLB	SJC

THIS PROPOSED SEVERANCE SKETCH PARTS 4 & 5, PLAN 3R-9411 PART OF BLOCK 10 PLAN 3M-225 PART OF PARK LOT 41 PLAN 162 FORMER TOWN OF WALKERTON MUNICIPALITY OF BROCKTON

Client: **J. SPITZIG**



Design:	JAF	Scale:	1:1000
Drawn:	JAF	Approved:	
Checked:	SJC	Date:	AUG 2024
Design Engineer:		Drawing No.:	020004-SP1

COPYRIGHT © COBIDE ENGINEERING INC.