



Notice of a Committee of Adjustment Hearing for a Minor Variance Application

File No:	A/02/23
Applicant / Owner:	157 Bev Dev Inc. c/o Imran Khan
Agent:	The Biglieri Group Ltd. c/o Mark Jacobs
Location of Property:	0/157 Main Street, Beaverton

Purpose and Effect of the Application

A subdivision has been approved for these lands (related file no. S-B-2019-01). The 52-unit subdivision consists of 27 single detached dwellings and 25 townhouse units over 4 blocks.

A Minor Variance application has been submitted requesting relief from Section 9.11.14 (Residential Type 3 Exception 14 Zone Provisions) of Zoning By-Law 287-78-PL (as amended) for townhouse blocks 28-31 of this subdivision to:

- increase the maximum building height from 10m to 11m; and
- permit cantilevered floors on the second and third storey to project up to 0.75m into the exterior side yard with a reduced exterior side yard setback of 2.25m (whereas a 3m setback is required).

Virtual Committee of Adjustment Hearing

The Committee of Adjustment hearing will be a virtual meeting to provide interested parties the opportunity to learn more about the application and make comments before a decision is made on the application. The virtual meeting will be held on:

April 18, 2023 at 7:00 p.m.

Residents can participate electronically or by telephone.

If you wish to participate electronically or by telephone in the Committee of Adjustment virtual meeting, please email planning@brock.ca by noon on April 18 to request the virtual meeting link and/or call-in information, noting the application number and meeting date.



Please note that the meeting is scheduled to begin at 7:00pm. You should be present at that time if you wish to address the Committee. Please be advised that if you join the meeting after 7:00pm this application may have already been heard and a decision rendered.

Written comments can be emailed to planning@brock.ca or mailed or dropped off at the Municipal Office at 1 Cameron Street East, Cannington, ON L0E 1E0. All written comments need to be received by noon on **April 18, 2023** to be provided to the Committee Members to help inform their decision. All comments received will be made available to any interested person for inspection (Statutory Powers Procedure Act).

For **additional information** regarding this application or if you wish to be notified of the decision of the Committee of Adjustment in respect of this application, please contact the Secretary-Treasurer:

Robin Prentice, Director of Development Services
1 Cameron Street East, Cannington ON L0E 1E0
705-432-2355 ext.235 robin.prentice@brock.ca

Please include your name, complete mailing address and/or email address. Additional information is also available between the hours of 8:30 a.m. to 4:30 p.m., Monday to Friday, at the Municipal Office, 1 Cameron Street East, Cannington.

If you have accessibility needs and require alternate formats of this document or other accommodations, please contact the Township Clerk's department at 705-432-2355.

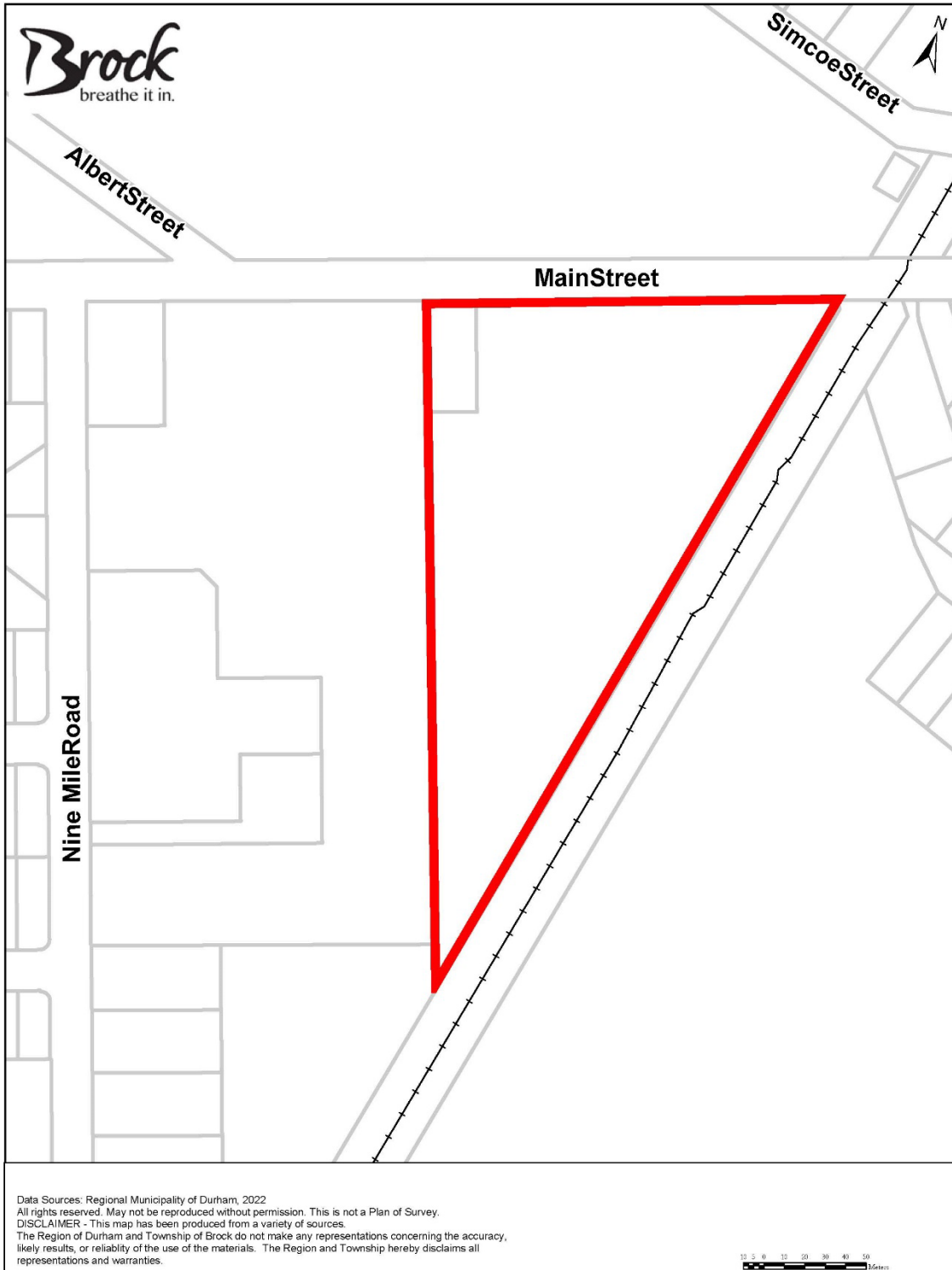
If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

The **notice of decision** will be sent no later than 10 days from the date of the decision, to the applicant, each person who appeared at the hearing and to anyone who filed a written request for notice of the decision with the Secretary-Treasurer. Submission of a written request to be notified of the decision will also entitle you to receive written notice if the decision is appealed to the Ontario Land Tribunal.

Personal information collected pursuant to the Planning Act will be used for the purposes of that Act.

Dated March 29th, 2023

Key Map



Draft Plan of Subdivision

S-B-2019-01

PLAN 40M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF DURHAM (No. 40) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2023 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 72038 XXXXX(L) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. _____

THIS PLAN COMPLETS ALL OF PN 72038-XXXX(L)

PLAN OF SUBDIVISION OF PART OF N 1/2 LOT 15 AND PART OF LOT 15 CONCESSION 5 (GEOGRAPHIC TOWNSHIP OF THORAH) TOWNSHIP OF BROCK REGIONAL MUNICIPALITY OF DURHAM SCALE 1 : 500

COE FISHER CAMERON, A DIVISION OF J.D. BARNES LIMITED METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

- THIS IS TO CERTIFY THAT:
 - LOTS 1 TO 27 AND 30 INCLUDE BLOCKS 28 TO 33 SOUTH INCLUDING THE 0.3% RESERVE SALESY BLOCK AND WATERWAY ROAD AND THE 0.3% RESERVE SALESY BLOCK 33 HAVE BEEN Laid OUT IN ACCORDANCE WITH THE PROVISIONS;
 - THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWNSHIP OF BROCK AS PUBLIC HIGHWAY.

DATED THIS _____ DAY OF _____, 2023

157 BEV DEV INC.

MIKHAEL KOVA - PRESIDENT
I HAVE THE AUTHORITY TO END THE CORPORATION

NOTES

- STAKE AND UTM GRID COORDINATES FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS ON ZONE 17, NAD83 (CGRS) (CGI 45).
- DISTANCES ARE GIVEN AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.99997.
- FOR BEARING CONVERSIONS A BEARING OF 17° FROM CONVERSIONS WAS APPLIED TO BEARINGS ON PLAN P1.
- SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.
- DISTANCES SHOWN ON CURVED LIMITS ARE ARC MEASUREMENTS.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (CRP) UTM ZONE 17, NAD83 (CGRS) (CGI 45)
COORDINATES TO URBAN ACCURACY PER SECTION 14 (3) OF OREG 214/03
POINT ID DATE BEARING
CRP (A) 649 2024 4 501 165.48
CRP (B) 648 2024 4 501 227.04
COORDINATES SHOWN IN THIS PLAN ARE TO BE RECALCULATED
CORRECTED COORDINATES SHOWN ON THIS PLAN
THE RELATIVITY BETWEEN CRP (A) AND CRP (B) IS 251.00 METERS

LEGEND

- SURVEY SURVEY MONUMENT FOUND
- SURVEY SURVEY MONUMENT SET
- SR SURVEY STATIONARY IRON BAR
- SSB SURVEY SHORT STANDARD IRON BAR
- Ø SURVEY IRON BAR
- TOB SURVEY TOWN & HUSCHMANN, D.L.S.
- DBL SURVEY DEBENSON AND STANTON, D.L.S.
- EMF SURVEY EMERSON ELECTRIC LTD.
- LAP SURVEY LEAD & PENCIL, D.L.
- ML SURVEY METAL
- OU SURVEY ORIGIN UNKNOWN
- PI SURVEY PEAN IRON CASE
- PS SURVEY PLAN 40R-3355A
- PL SURVEY PLAN 40R-3355B
- WAS SURVEY WOODS
- WT SURVEY WOODS

ALL SET OFF AND P3 MONUMENTS WERE USED DUE TO LACK OF SURVEYED AND/OR FREQUENCY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG 22/96.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
 - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
 - THE SURVEY WAS COMPLETED ON _____, 2023.

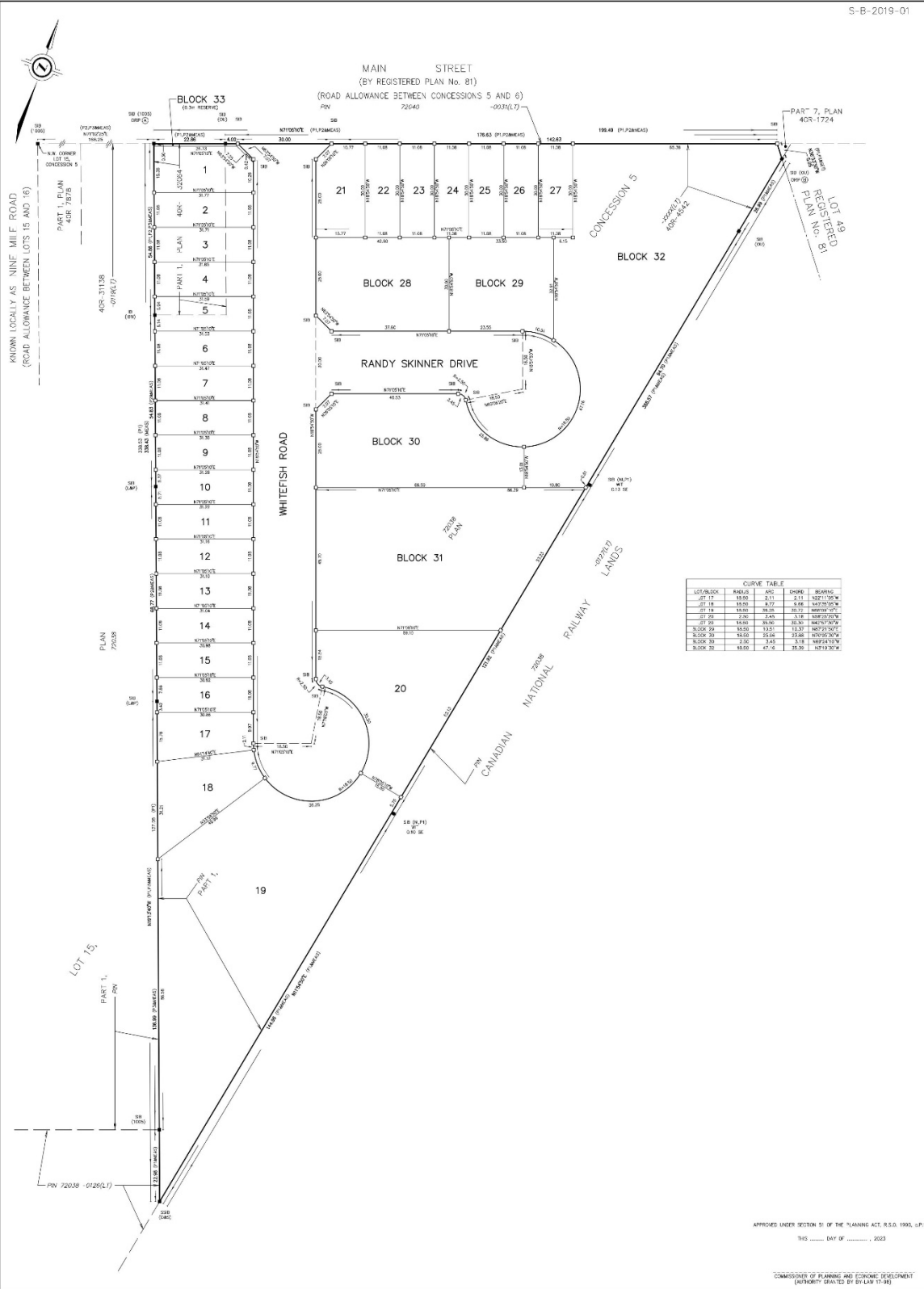
DATE _____ MAKING A DRAFT
IN WRITING AND SIGNATURE

THIS PLAN OF SURVEY RELATES TO A33'S PLAN SUBMISSION FORM NUMBER 223001

COE FISHER CAMERON SURVEYING
LAND SURVEYORS INC.
A MEMBER OF J.D. BARNES LIMITED
1300 BAYVIEW AVE. SUITE 100, SCARBOROUGH, ONTARIO M1B 4Y7
TEL: (416) 291-1111 FAX: (416) 291-1112
WWW.CFCAMERON.COM

DRAWN BY: DMT CHECKED BY: MAM REFERENCE NO: 22-17-038-03
DATE: 2023-07-27

FILE: S-B-2019-01\plan\plan\22-17-038-03.dwg



APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P13.
THIS _____ DAY OF _____, 2023

COMMISSIONER OF PLANNING AND ECONOMIC DEVELOPMENT
(AUTHORITY GRANTED BY BY-LAW 17-98)

Brock

breathe it in.



TH-4
FRONT ELEVATION

TH-2 (REV.)

TH-2

TH-1 (REV.)

TH-1

TH-3 (REV.)

TH-3 (REV.)
RIGHT SIDE ELEVATION



TH-3 (REV.)
REAR ELEVATION

TH-1

TH-1 (REV.)

TH-2

TH-2 (REV.)

TH-4



LEFT SIDE ELEVATION
TH-4
LEFT SIDE ELEVATION