



Notice of a Public Meeting for a Zoning By-law Amendment Application

Application Number:	11-2022-RA
Related Application:	11-2022-SP
Location:	482 Osborne Street (Beaverton) Part of Lot 14, Concession 5
Owner:	2796764 Ontario Inc.
Agent:	Technoarch Inc.

The Township of Brock has received a Zoning By-law Amendment application to amend the zoning on the property at 482 Osborne Street (see location map). The application has been deemed complete for processing purposes in accordance with the requirements of Section 34 of the Planning Act, R.S.O., 1990. This application is related to a Site Plan Application (File No. 11-2022-SP) that has been submitted for the same property. These applications are currently under review by the Township.

Purpose and Effect of the Proposed Applications

The applications are proposing a three-storey mixed-use building with commercial units on the main floor and residential units above.

The subject lands are within the Beaverton Urban Area and designated Mixed Use Corridors. The subject lands are currently zoned Special Purpose Commercial (C3) in the Township's Zoning By-law 287-78-PL (as amended). The current C3 zoning permits a range of commercial uses on the property.

The Zoning By-law Amendment application is proposing to rezone the property to Special Purpose Commercial Exception (C3-XX) zone to permit additional uses and a reduction in parking, and to address site-specific lot regulations, such as setbacks and height.

Public Meeting

The Council of the Township of Brock is holding a Public Meeting to provide interested parties the opportunity to learn more about the proposed amendment and make comments before any decisions are made on the application. The application is still under review and no decisions will be made at this meeting. The purpose of this public meeting is to present the proposed application and obtain comments from the public. This public meeting will be held on:

Monday, May 26, 2025 at 6:00PM

Residents can participate in person or electronically

This meeting will be a hybrid meeting where people can attend in person in the Council Chambers at the Township offices at 1 Cameron St. E in Cannington or join the meeting electronically. Should you wish to participate electronically and speak during the meeting to provide comments, please register with the Clerk's Department in advance of the meeting by emailing clerks@brock.ca. A call-in number may also be made available.

This Council meeting can be watched live or a recording of the meeting will be posted afterwards on the Township's website. Click on the May 26th meeting date and view the video link or HTML version of the Council meeting agenda to follow along with the agenda and video at the same time. Please note the livestream video will not be available until just before the meeting starts at 6:00pm.

<https://www.townshipofbrock.ca/en/municipal-office/council-calendar.aspx>

Comments or Questions

Any person may attend the public meeting and/or make written or oral representation either in support of, or in opposition to, the Zoning By-law Amendment. Should you have any questions about how to participate in the Statutory Public Meeting, please email clerks@brock.ca or call 705-432-2355 and request the clerk's department.

Written comments or questions can also be provided before or after the meeting to the Township. For more information, including a copy of the proposed zoning by-law and/or to receive any further notifications regarding this matter, please contact:

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

The Township of Brock is the approval authority for amendments to the Zoning By-law. If you wish to be notified of the decision of the Council of the Township of Brock on the proposed Zoning By-law Amendment, you must make a written request to Township of Brock at the contact information noted above.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Brock to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Brock before the by-law is passed, the person or public body is not entitled to appeal the decision; and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Any owner of land containing seven or more residential units is asked to post this notice in a location that is visible to all residents.

Personal information from those that make either an oral or written submission on the subject application is collected under the authority of the Planning Act and will become part of the public record for this application.

Location Map:



Dated at the Township of Brock on May 2, 2025



R0	SPA	2024-12-23
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
PROPOSED MIXED USE BUILDING
 At 482 Osborne Street, Beaverton, Brock, ON

LEAD CONSULTANT :

 UNIT- 214, 2550 MATHESON BLVD E,
 Mississauga, ON L4W 4Z1, Canada
 Tel : +1-905-792-0038
 Cell : +1-416-729-9454
 Email: hbhons@technoarch.ca
 www.technoarch.ca



MEP CONSULTANT :

DRAWING TITLE :
 3D VIEWS

DRAWN BY	RS
CHECKED BY	GSM
APPROVED BY	HB
SCALE	SIZE
AS MENTIONED	24"x18"
SHEET NO	STAGE
A13	SPA
PHASE	REV
00	R0
ISSUED DATE	2024-12-23