



Notice of Public Meetings for Planning Applications Council Public Meeting (Zoning By-law Amendment) and Committee of Adjustment (4 Consent Applications)

Application Numbers:	Zoning By-law Amendment (ZBA/2026/01) Consent (B/01/26, B/02/26, B/03/26, B/04/26)
Related Applications:	Draft Plan of Subdivision (S-B-2023-01) Draft Plan of Condominium (C-B-2023-01)
Location:	507 Sarah Street (Beaverton) Part of Lot 14, Concession 5
Owner:	808676 Ontario Ltd (c/o A. Tomei)
Agent:	Michael Smith Planning Consultants (c/o Gord Mahoney)

The Township of Brock has received several applications for a proposed residential development on the lands shown on the attached map. These applications have been deemed complete for processing purposes and are currently being reviewed under the Planning Act:

- Draft Plan of Subdivision (S-B-2023-01)
- Draft Plan of Condominium (C-B-2023-01)
- Zoning By-law Amendment (ZBA/2026/01)
- Four (4) Consent applications (B/01/26, B/02/26, B/03/26, B/04/26)

Purpose and Effect of the Proposed Applications

The applications are proposing a 36-unit residential development consisting of 30 townhouse units, 2 single detached lots and 2 semi-detached lots (4 units).

The subject lands are within the Beaverton Urban Area and designated Residential Area in the Official Plan. The lands are currently zoned Residential Type One (R1) in the Township's Zoning By-law 287-78-PL (as amended).

The 4 consent applications propose to create 4 new residential lots along Sarah Street. 2 lots for single detached dwellings and 2 lots for semi-detached dwellings, for a total of 6 units. If approved, the semi-detached lots will require additional consent applications in the future to further separate the lots into 2 separate parts. The remaining lands are proposed for a townhouse development, which will continue through the subdivision and condominium application process.

The Zoning By-law Amendment proposes to rezone the subject lands to Residential Type Three Exception (R3-XX) to permit townhouses and semi-detached dwellings in addition to single detached dwellings, subject to site specific zone provisions.

Township of Brock Council is the approval authority for the zoning, subdivision and condominium applications. The Township of Brock's Committee of Adjustment is the approval authority for the 4 consent applications. There are 2 upcoming meetings regarding these applications.



Hybrid Public Meeting (zoning by-law amendment)

Township Council is holding a public meeting to present the proposed applications and receive public comments. No decisions will be made on the applications at this meeting. The zoning by-law amendment, subdivision and condominium applications will be brought back to Council for a decision at a later date.

Date: Monday, May 25, 2025 at 6:00 p.m.

Format: Hybrid (in person and online)

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 25th 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/municipal-office/mayor-and-council/council-meetings/>

Should you have any questions about how to participate in the Public Meeting, please email clerks@brock.ca or call 705-432-2355 and request the clerk's department.

Written comments or questions 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.

Virtual Committee of Adjustment Meeting (consent applications only)

The Committee of Adjustment hearing will be a virtual meeting to provide an opportunity for interested parties to learn about the proposed consent applications and make comments before a decision is made on the 4 consent applications.

Date: Tuesday, June 16, 2026 at 7:00 p.m.

Format: Virtual (online or by telephone)

The Committee will consider the applications, and all written and oral submissions before rendering its decision at the hearing. The Committee may grant, grant with conditions, refuse, or defer its decision on the applications. Any provisional consent granted by the Committee would be subject to conditions, which would include conformity with the Zoning By-law. All conditions of approval must be fulfilled within 2 years, otherwise the consent will be deemed to be refused.



Anyone wishing to participate in the virtual Committee of Adjustment meeting, please email planning@brock.ca by **12:00 p.m. (noon) on June 16, 2026** to request the virtual meeting details, noting the application file number(s) and meeting date.

Written comments or questions 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. Written comments or questions on the proposed consent applications need to be received by **12:00 p.m. (noon) on June 16, 2026** to be shared with the Committee members to help inform their decision. Please include your name, mailing address and/or email address. All comments received will be made available to any interested person for inspection (Statutory Powers Procedure Act).

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. If you join the meeting after 7:00pm these applications may have already been discussed and a decision rendered.

If you do not attend this meeting, it may proceed in your absence, and you will not be entitled to any further notice regarding the consent applications unless you request a notice of the decision.

Comments or Questions

Any person may attend either meeting and/or make written or oral comments on the proposed applications. Written comments or questions can be provided to the Township. For more information and/or to receive any further notifications regarding these applications (including a copy of any decisions), please contact:

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

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 wish to be notified of the decisions of the Township Council and/or the Committee of Adjustment in respect to these applications, you must make a written request to the Township at the contact information noted above.

Personal information from those that make an oral or written submission is collected under the authority of the Planning Act and will become part of the public record for these applications.

Appeal Rights

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 does not make oral submissions at a public meeting or make written submissions to the Township of Brock in respect of the



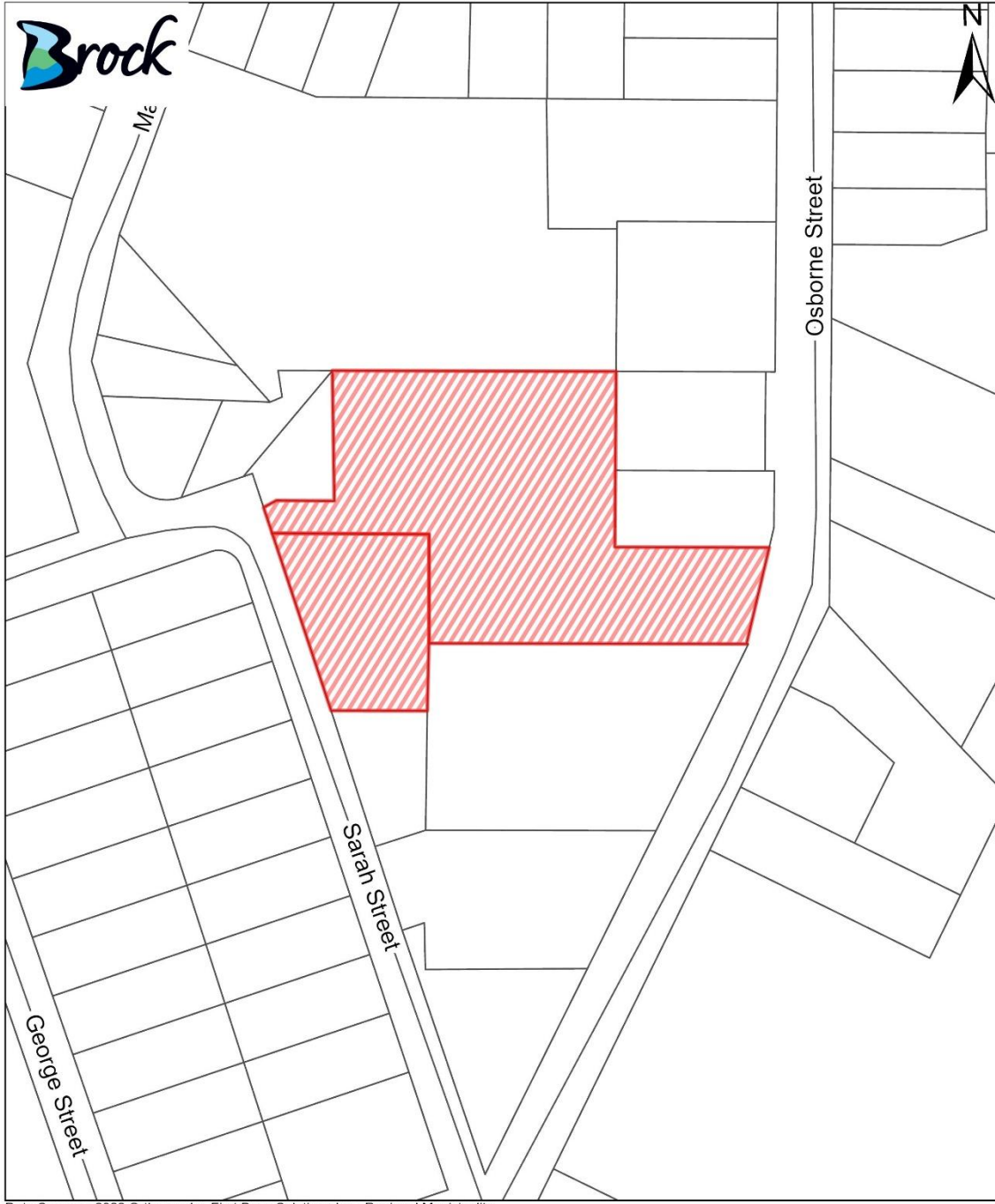
proposed consents or plan of subdivision or the applicable zoning by-law, before the Township gives or refuses to give provisional consent or approval to the draft plan of subdivision, or before the by-law is passed, the person or public body is not entitled to appeal the decision; and the Tribunal may dismiss the appeal. Also, 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.

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.

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.

Dated April 30, 2026

Location Map:



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DISCLAIMER - This map has been produced from a variety of sources. The Region of Durham and Township of Brock do not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region and Township hereby disclaims all representations and warranties.

