



Notice of a Complete Application

| | |
|------------------------------|---|
| Applicant / Owner: | Fieldstone Properties Ltd (c/o T. O'Malley) |
| Agent: | Thorstone Consulting Services (c/o D. Stone) |
| Address and Location: | 144 Albert Street S, Sunderland Part of Lots 11-12, Concession 5 |
| Roll Number: | 183905000503425 |
| File Number: | Site Plan Application (SP/2024/02) |

The Township of Brock has received a complete Site Plan Application for lands located at 144 Albert Street S in Sunderland. The application is proposing 3 prefabricated homes / model homes for display purposes on the property.

The subject property is located within the Sunderland Urban Area and designated Employment Area in the Township's Official Plan and currently zoned Highway Commercial Exception 5 (C4-5) in the Township's Zoning By-law 287-78-PL (as amended).

This application is currently under review by the Township and other agencies and will be processed in accordance with the Planning Act.

Additional information is 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, by telephone (705) 432-2355 or email planning@brock.ca

Personal information collected pursuant to the Planning Act will be used for the purposes of that Act. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

Dated December 16, 2024

144 Albert St (Sunderland)

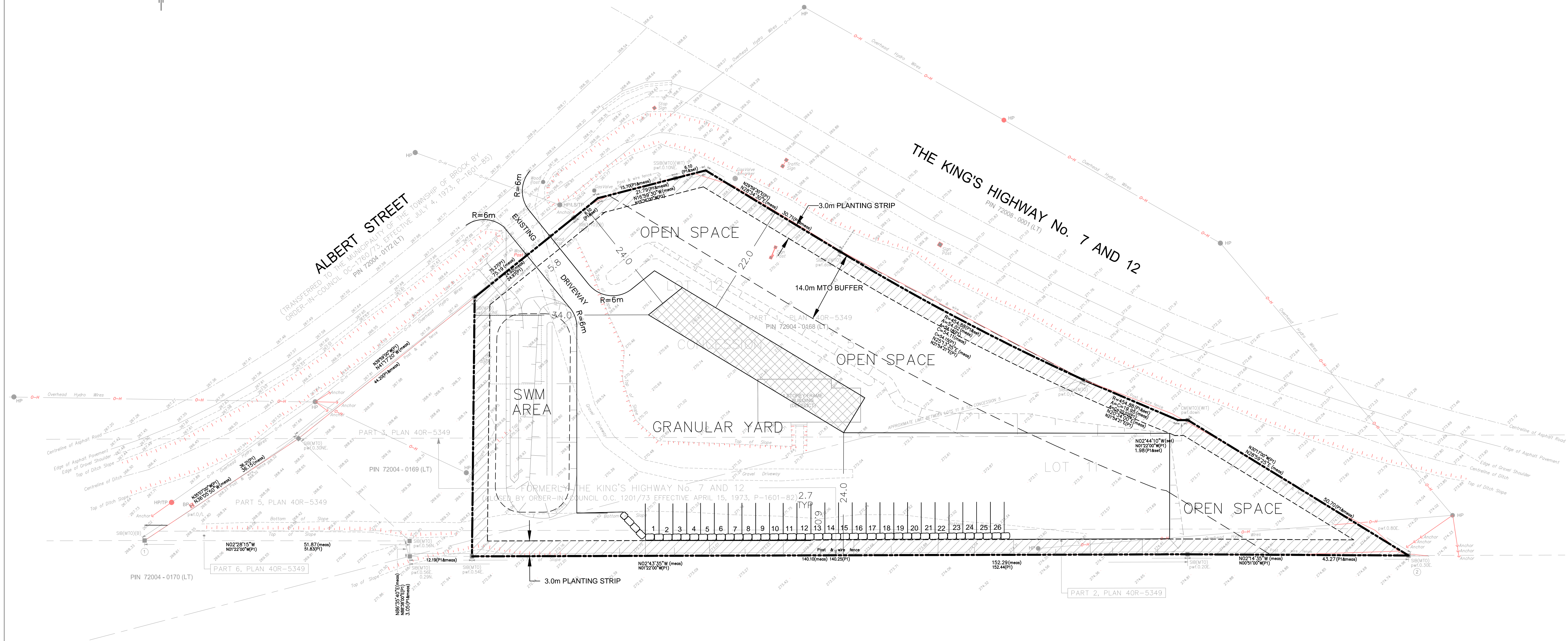
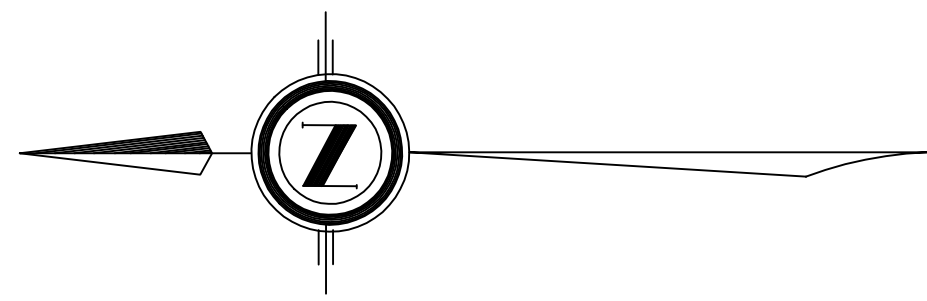


80.1 0 40.04 80.1 Meters



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

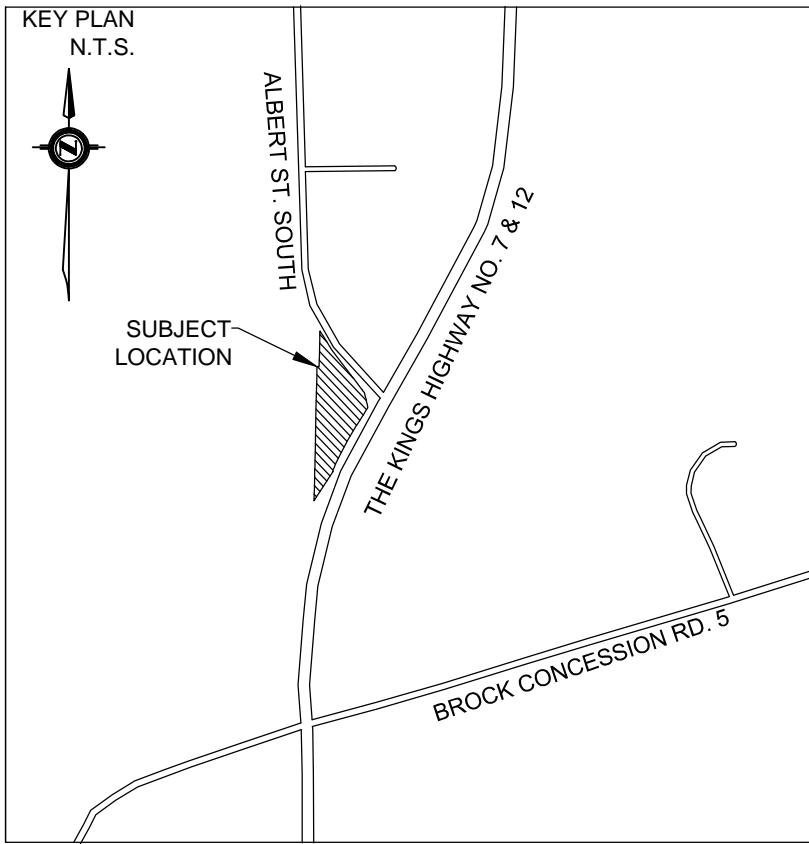
THIS MAP IS NOT TO BE USED FOR NAVIGATION



SITE PLAN SP-1

FIELDSTONE HOMES - SUNDERLAND

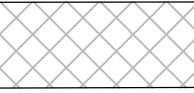

144 ALBERT ST. S, SUNDERLAND ON L0C 1H0,
PART OF LOT 11& 12, CONCESSION 5
TOWNSHIP OF BROCK
REGIONAL MUNICIPALITY OF DURHAM

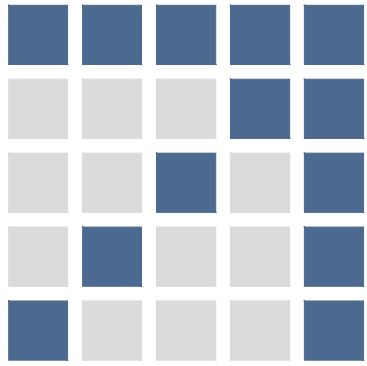


SITE STATISTICS

| | |
|----------------------------------|--------|
| Model Homes / Garden Suites area | 345m2 |
| Coverage | 4.2% |
| Granular Area | 3305m2 |
| Landscaped Area | 4540m2 |
| % of site that is Landscaped | 55% |
| Minimum Number of Parking Spaces | 26 |

| | Required | Provided |
|-------------------------------------|----------|----------|
| Minimum lot area | 8000m2 | 8190m2 |
| Minimum frontage | 46m | 157.4m |
| Front yard setback (Albert Street) | 24m | 24m |
| Rear yard setback | 24m | 24m |
| Interior side yard setback | 15m | 34m |
| Exterior side yard setback (Hwy #7) | 22m | 22m |

-  Area for Model Homes / Garden Suite Storage
-  3.0m Planting strip



Thorstone Consulting Services
Land Use Planning and Development
P.O. Box 116, Sutton, Ontario

PREPARED FOR:
FIELDSTONE

DATE:
NOV 21, 2024

REVISION

SCALE 1:400

