



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

<b>File No:</b>	A/08/25
<b>Owner:</b>	Estate of K. Fairman c/o P. Fairman
<b>Agent:</b>	Seeyea Studio Inc (A. Chow)
<b>Address of Property:</b>	Twmarc Ave, Beaverton Part of Lot 21, Concession 1

### **Purpose and Effect of the Application**

A Minor Variance application has been submitted requesting relief from Plate "C" of Zoning By-Law 287-78-PL (as amended) to reduce the exterior side yard setback from 11m to 7.6m and to reduce the front yard setback from 11m to 7.6m. The proposed variance is intended to facilitate the construction of a new dwelling on an existing undersized corner lot.

### **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:

**September 16, 2025 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](mailto:planning@brock.ca) by noon on September 16 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](mailto: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 **September 16, 2025** 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 the proposed application, you must make a written request to:

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

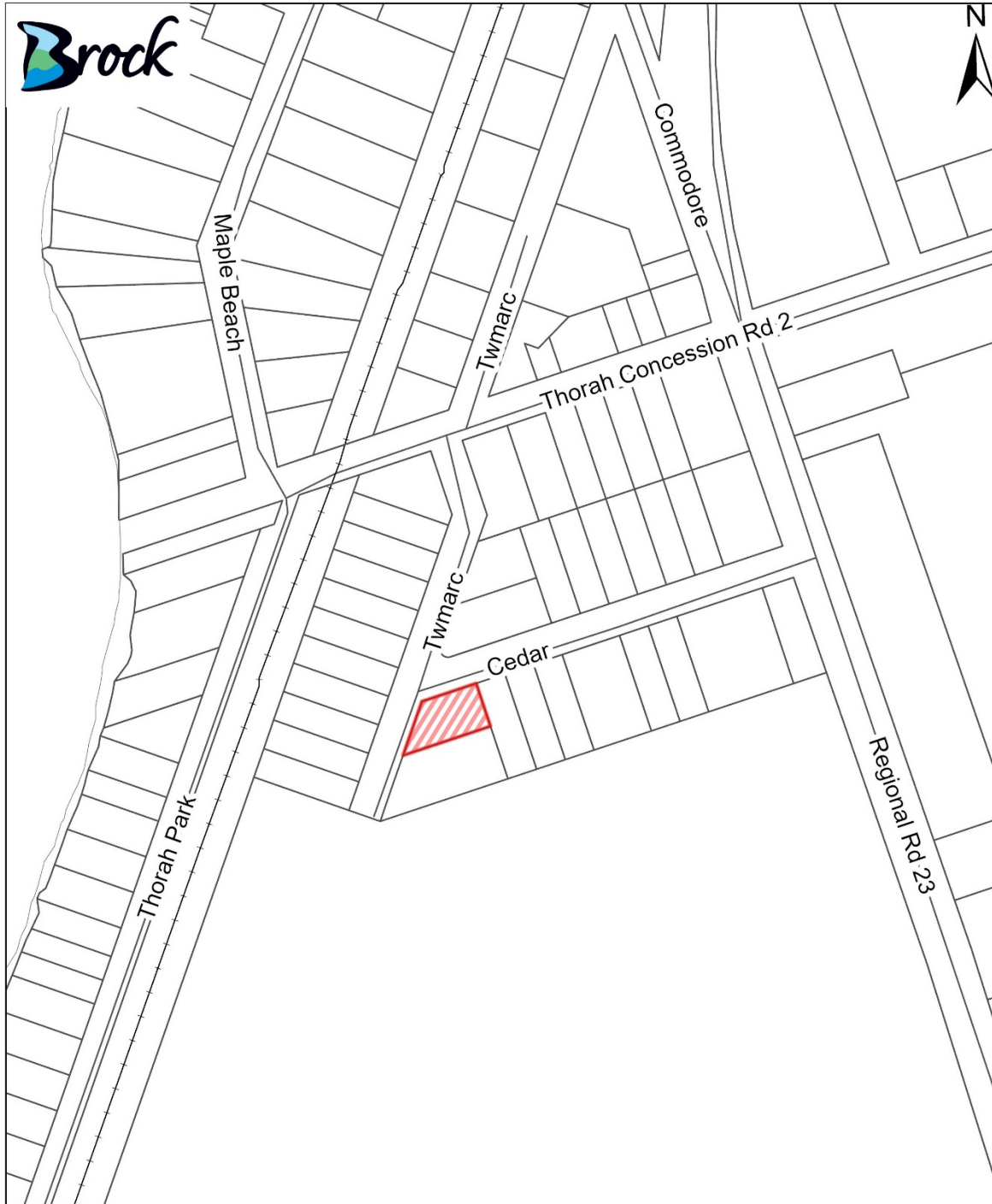
If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

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 August 14, 2025

## Key Map



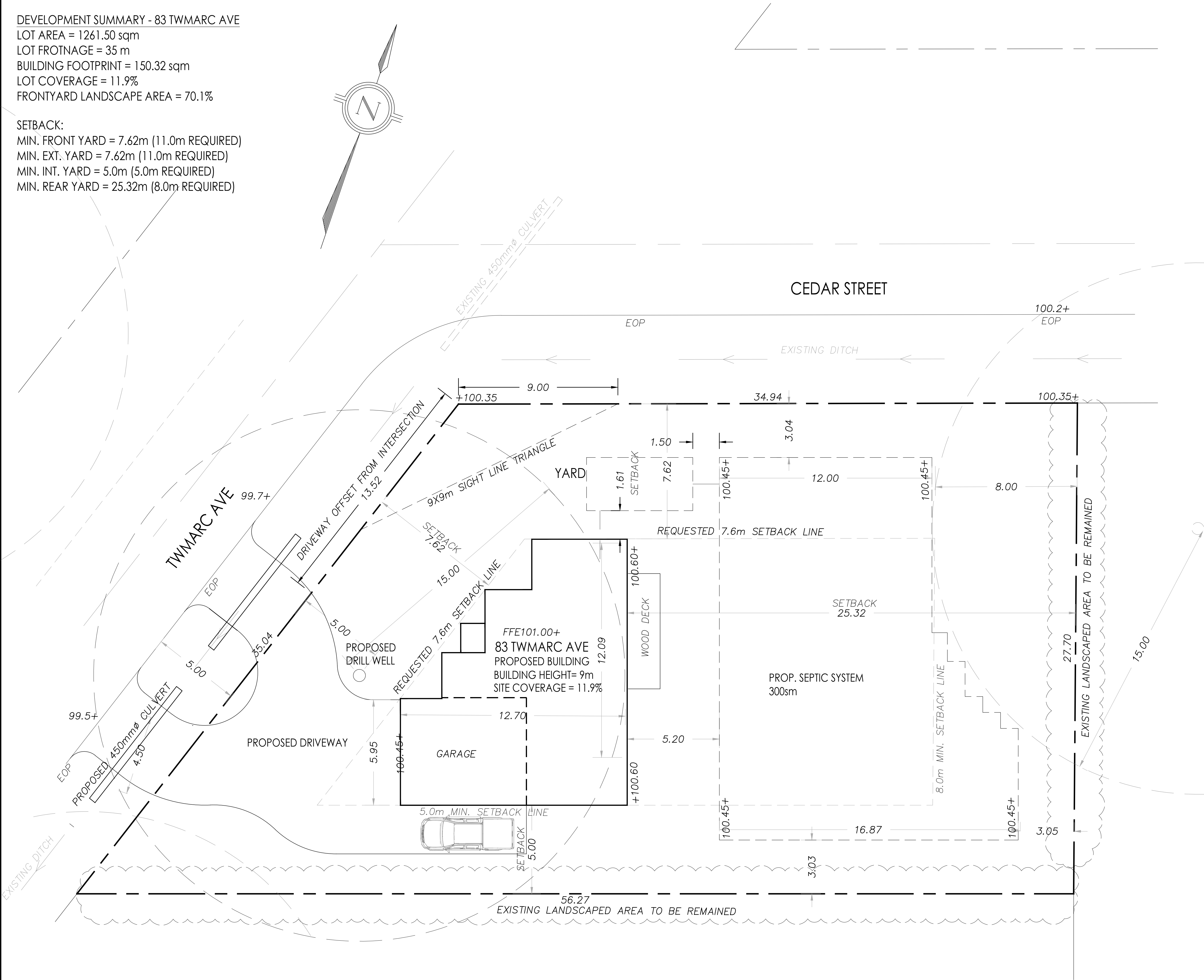
Data Sources: 2022 Orthography, First Base Solutions Inc., Regional Municipality of Durham, 2023 All rights reserved. May not be reproduced without permission. This is not a Plan of Survey.  
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 Subject Property

40 20 0 40 80 120 160  
 Meters

DEVELOPMENT SUMMARY - 83 TWMARC AVE  
LOT AREA = 1261.50 sqm  
LOT FROTNAGE = 35 m  
BUILDING FOOTPRINT = 150.32 sqm  
LOT COVERAGE = 11.9%  
FRONTYARD LANDSCAPE AREA = 70.1%

SETBACK:  
MIN. FRONT YARD = 7.62m (11.0m REQUIRED)  
MIN. EXT. YARD = 7.62m (11.0m REQUIRED)  
MIN. INT. YARD = 5.0m (5.0m REQUIRED)  
MIN. REAR YARD = 25.32m (8.0m REQUIRED)



LEGEND:

ISSUE DATE:	REVISION:



# SEEYEA

UNIT 2511 - 8339 KENNEDY ROAD, MARKHAM, ON L3R 5T5  
Design@Seeyea.ca 647.627.7723

PROJECT: PROPOSED RESIDENTIAL PROJECT  
83 TWMARC AVE., TOWNSHIP OF BROCK

TITLE: CONCEPT SITE PLAN

DRAWN BY: AC	DWG. No. <b>CSP1</b>
CHECKED BY: AC	
PROJ. #: 25025	
SCALE: 1:100	
DATE: JUN 06, 2025	