



## **Notice of a Committee of Adjustment Hearing for Consent & Minor Variance Applications**

<b>File Nos.:</b>	B/03/25 - A/03/25 - A/04/25 - A/05/25
<b>Related File Nos.:</b>	18T-87091 and 10-2013-RA
<b>Owner:</b>	Marydel Homes (Beaverton) Inc.
<b>Agent:</b>	Michael Smith Planning Consultants
<b>Address of Property:</b>	Block 55, 40M-2624 Part of Lots 13-14, Concession 6

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

One consent application and three minor variance applications have been submitted to facilitate the creation of 3 single detached dwelling lots. The subject property is Block 55, 40M-2624, which was set aside as a future development block in the Marydel subdivision (see key map). The purpose of consent application B/03/25 is to sever a 317m<sup>2</sup> parcel (Part 2), retaining two parcels (Part 1 – 319m<sup>2</sup>; and Part 3 – 314m<sup>2</sup>). The purpose of the minor variance applications is to provide relief from the minimum lot area, lot frontage, and the interior side yard setbacks for all 3 proposed lots. The applications are seeking to:

- reduce the minimum lot area from 370m<sup>2</sup> to 310m<sup>2</sup>,
- reduce the minimum lot frontage from 12m to 10.2m, and
- reduce the minimum interior side yard setback from 1.2m to 1.2m on one side and 0.60m on the other side, maintaining a minimum distance of 1.8m between buildings on adjacent lots.

### **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 applications and make comments before a decision is made on the applications.



The virtual meeting will be held on:

**June 17, 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 June 17 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 **June 17, 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 consent, 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 15 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.

If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person, or any public body may appeal this decision.

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

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

Dated May 30, 2025

## Key Map



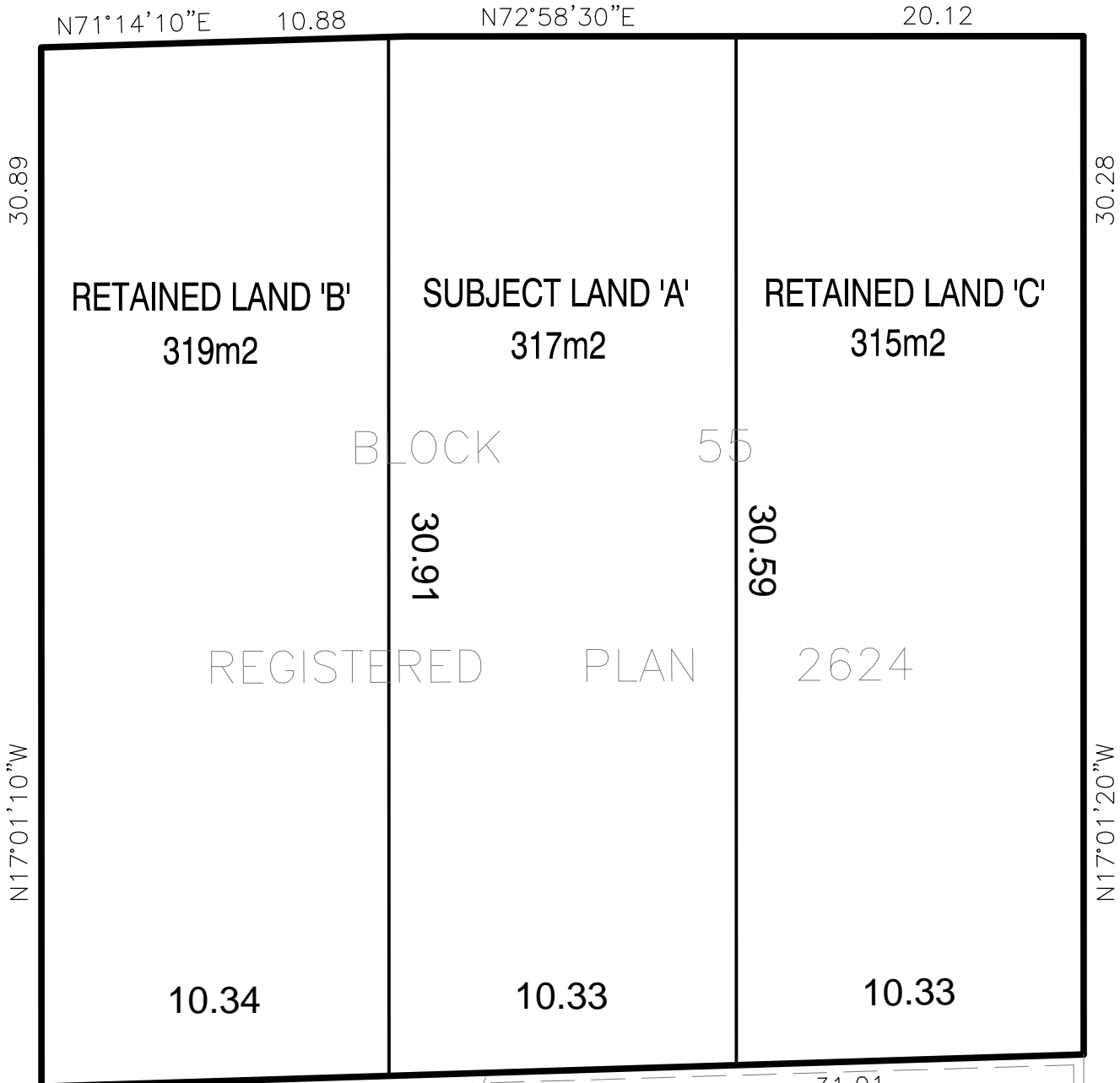
Data Sources: 2022 Orthography, First Base Solutions Inc., Regional Municipality of Durham, 2023 All rights reserved. May not be reproduced without permission. This is not a Plan of Survey.  
 DISCLAIMER - This map has been produced from a variety of sources. The Region of Durham and Township of Brock 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.



Subject Property



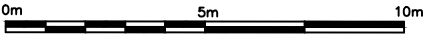
BLOCK 56



McCaskell  
Street

BLOCK 62  
(0.3m Reserve)

BLOCK 61  
(0.3m Reserve)



Subject Lands - 951m2



CONSENT SKETCH  
MARYDEL HOMES

BLOCK 55  
REGISTERED PLAN 40M-2624  
TOWNSHIP OF BROCK  
REGIONAL MUNICIPALITY OF DURHAM

SCALE:

METRIC:  
DIMENSIONS SHOWN ON THIS PLAN ARE  
IN METERS AND ARE TO REMAIN  
UNLESS OTHERWISE NOTED

No.	Revisions		Date
1.			
2.			
3.			
4.			
5.			
6.			
7.			

Michael Smith

PLANNING CONSULTANTS  
DEVELOPMENT COORDINATORS LTD.

Drawn by: VT

Date: DECEMBER 13, 2024

Checked By: M.R.E.S.

Scale:

Approved By: M.R.E.S.

Drawing Number:  
1475-00