



# Notice of a Committee of Adjustment Hearing for Consent Applications

<b>File No:</b>	B/03/24 and B/04/24
<b>Owner:</b>	C. Koller & J. Spencer
<b>Address of Properties:</b>	187 King St W and 193 King St W, Beaverton Plan 137, Part Block S

## Purpose and Effect of the Applications

Two consent applications have been received proposing two lot line adjustments. The subject properties are 187 King St W and 193 King St W (see key map). The purpose of application B/03/24 is to convey a 438.5m<sup>2</sup> parcel (Part 2) to the abutting property at 218 Victoria St, retaining a 509.8m<sup>2</sup> parcel with an existing house and shed (Part 1). The purpose of application B/04/24 is to convey a 334.2m<sup>2</sup> parcel (Part 4) to the abutting property at 218 Victoria St, retaining a 625.5m<sup>2</sup> parcel with an existing house and garage (Part 3).

## 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 18, 2024 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 18 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 18, 2024** 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



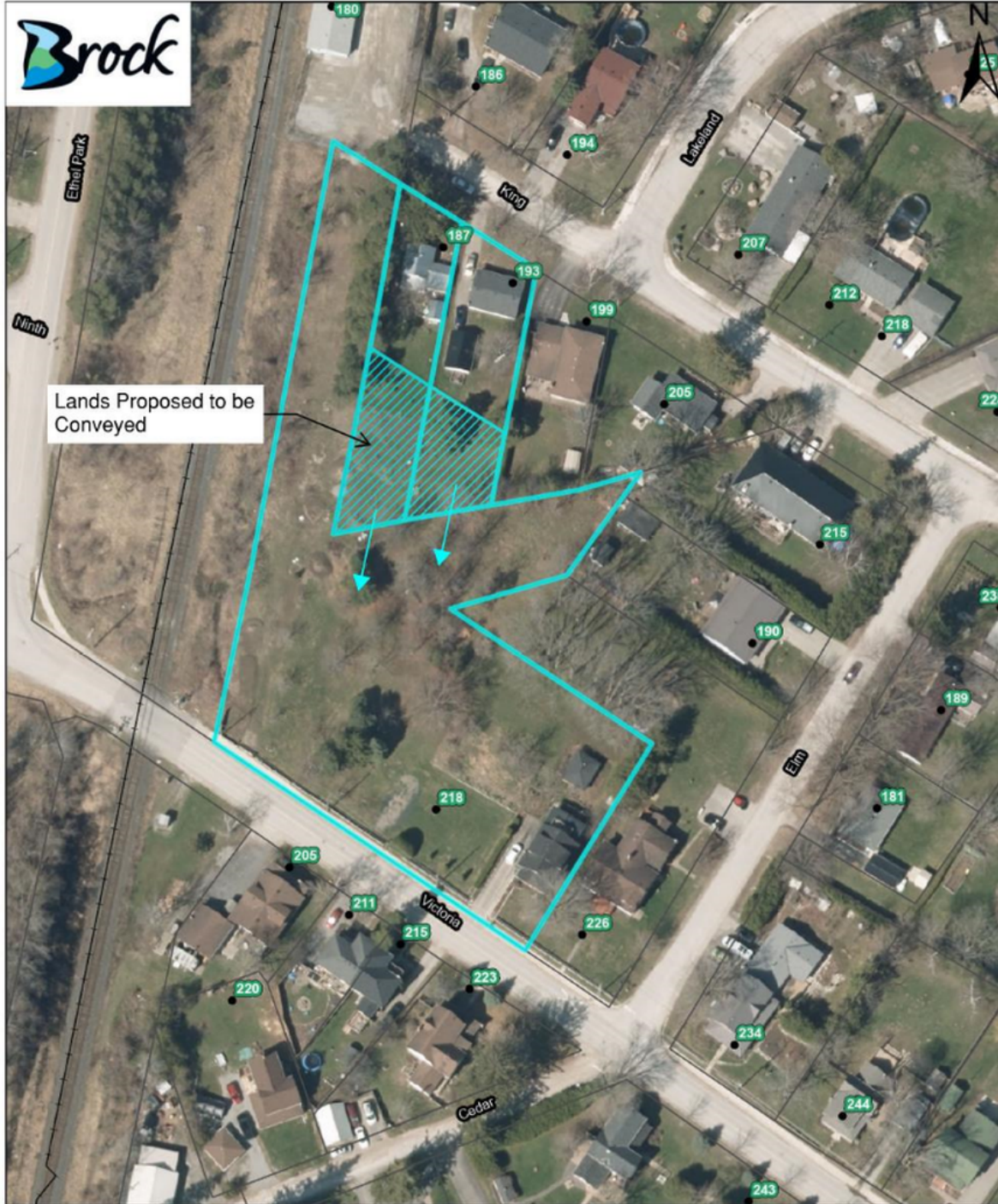
Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person, or any public body may appeal this decision.

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 22, 2024

## 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.

 Lands to be conveyed



SCHEDULE		PIN	AREA
1	ALL OF PART OF BLOCK S SOUTH OF KING STREET	72044-0039(LT)	509.8 sq.m.
2	ALL OF PART OF BLOCK S SOUTH OF KING STREET	72044-0040(LT)	438.5 sq.m.
3	ALL OF PART OF BLOCK S SOUTH OF KING STREET	72044-0040(LT)	625.5 sq.m.
4	ALL OF PART OF BLOCK S SOUTH OF KING STREET	72044-0040(LT)	334.2 sq.m.

KING STREET (REGISTERED PLAN No. 137)  
(OPENED BY UNNUMBERED BY-LAW OF THE VILLAGE OF BEAVERTON REGISTERED AS INST. No. 392 (BEAVERTON), NOVEMBER 2, 1906)  
PIN 72044 -0040(LT)

PLAN OF SURVEY OF  
**PART OF BLOCK S  
SOUTH OF KING STREET**  
REGISTERED PLAN No. 137  
GEOGRAPHIC TOWNSHIP OF THORAH  
NOW IN THE  
**TOWNSHIP OF BROCK**  
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 250  
0 5 10 15 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

COE FISHER CAMERON, A DIVISION OF J.D. BARNES LIMITED  
DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRIC METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999828.

FOR BEARING COMPARISONS, A ROTATION OF 118'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLANS P2, P4 AND P5.

FOR BEARING COMPARISONS, A ROTATION OF 114'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P3.

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).  
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
ORP (A)	646 598.21	4 921 580.98
ORP (B)	646 583.15	4 921 734.17

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 153.96 N53°36'50"W

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SI DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- 1183 DENOTES H.F. GRANDER CO. LTD. O.L.S.
- 1428 DENOTES C.T. STRONGMAN SURVEYING LTD., O.L.S.
- JDB DENOTES J.D. BARNES LIMITED
- L&P DENOTES LLOYD & PURCELL LTD., O.L.S.
- SS DENOTES SMITH & SMITH, O.L.S.
- P1 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY COE FISHER CAMERON, O.L.S. DATED FEBRUARY 22, 2022 (REF. No. 21-17-340-00)
- P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY C.T. STRONGMAN SURVEYING LTD. O.L.S. DATED MAY 25, 2000 (REF. No. C-2084)
- P3 DENOTES PLAN 40R-21970
- P4 DENOTES PLAN 40R-6790
- P5 DENOTES PLAN 40R-4224
- MEAS DENOTES MEASURED

ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON NOVEMBER 9th, 2023.

November 17, 2023  
DATE  
Gerald G. Hickson  
GERALD G. HICKSON  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-41463

**COE FISHER CAMERON**  
LAND SURVEYORS  
A Division of  
**J. D. Barnes Limited**  
3 COMMERCE PLACE, UNIT 201, LINDSAY, ON K9V 0N5  
T: (705) 324-1152 F: (705) 324-8406 www.jdbarnes.com

DRAWN BY: DER/DHT	CHECKED BY: GGH	REFERENCE NO.: 23-17-188-00
PLOTTED: 11/10/2023	DATED: 11/10/2023	

**SUBJECT LANDS 'A'**  
PART OF BLOCK S, REGISTERED PLAN No. 137  
GEOGRAPHIC TOWNSHIP OF THORAH  
BEING PIN 72044-0039(LT)  
TOTAL AREA = 948.2 sq.m.

**RETAINED 'A' (PART 1)**  
AREA = 509.8 sq.m.

**SEVERED 'A' (PART 2)**  
AREA = 438.5 sq.m.

**SUBJECT LANDS 'B'**  
PART OF BLOCK S, REGISTERED PLAN No. 137  
GEOGRAPHIC TOWNSHIP OF THORAH  
BEING PIN 72044-0040(LT)  
TOTAL AREA = 956.7 sq.m.

**RETAINED 'B' (PART 3)**  
AREA = 625.5 sq.m.

**SEVERED 'B' (PART 4)**  
AREA = 334.2 sq.m.

**BENEFITTING LANDS**  
PART OF LOTS 12 AND 15, NORTH OF VICTORIA STREET AND ALL OF LOTS 13 AND 14, NORTH OF VICTORIA STREET REGISTERED PLAN No. 90 AND PART OF LOT 14, CONCESSION 6 GEOGRAPHIC TOWNSHIP OF THORAH BEING PIN 72044-0040(LT)  
TOTAL AREA = 4355.5 sq.m.

**NOTE**  
SEVERED 'A' LANDS (PART 2) AND SEVERED 'B' LANDS (PART 4) TO BE ADDED TO THE BENEFITTING LANDS BEING PIN 72044-0040(LT).

