



# Notice of a Committee of Adjustment Hearing for Consent Application

<b>File No:</b>	B/05/24
<b>Related File No:</b>	ROPA-2022-004 and 13-2022-RA
<b>Owner:</b>	G. Wechsel
<b>Agent:</b>	Clark Consulting Services c/o R. Clark
<b>Address of Property:</b>	B1845 Regional Rd 15 Part of Lot 6, Concession 5

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

A consent application has been submitted to create a new lot to sever an existing house that has been deemed surplus to a farm operation. The subject property is B1845 Regional Rd 15 (see key map). The purpose of application B/05/24 is to sever a 0.4917 ha parcel (Part 3) with an existing residential dwelling and two accessory buildings, retaining a 39.765 ha parcel for farmland.

This application is related to Regional Official Plan Amendment and Zoning By-law Amendment applications. Regional Official Plan Amendment #192 was approved by Regional Council on September 27, 2023. Zoning By-law 3218-2023 was approved by Township Council on October 23, 2023.

## **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 24, 2024

## Key Map

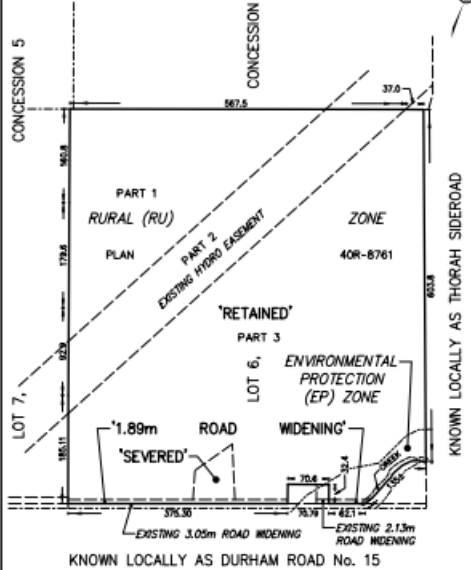


Data Sources: 2022 Orthography, First Base Solutions Inc., Regional Municipality of Durham, 2023 All rights reserved. May not be reproduced without permission.  
This is not a Plan of Survey.  
DISCLAIMER - This map has been produced from a variety of sources. The Region of Durham and Township of Brock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



**KEY MAP**

SCALE 1 : 5000



**SKETCH FOR SEVERANCE**  
**B1845 REGIONAL ROAD No. 15**  
 GEOGRAPHIC TOWNSHIP OF THORAH  
 NOW IN THE  
 TOWNSHIP OF BROCK  
 REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 300

COE FISHER CAMERON, A DIVISION OF J.D. BARNES LIMITED

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**METRIC** DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SUBJECT LANDS**

PART OF LOT 6, CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF THORAH  
 BEING PIN 72034-0069(L1)

TOTAL AREA = 40.34± ha. (99.68± ac.)

**SEVERED**

AREA = 0.492 ha. (1.215 ac.)

**1.89m ROAD WIDENING**

AREA = 0.083± ha. (0.205± ac.)

**RETAINED**

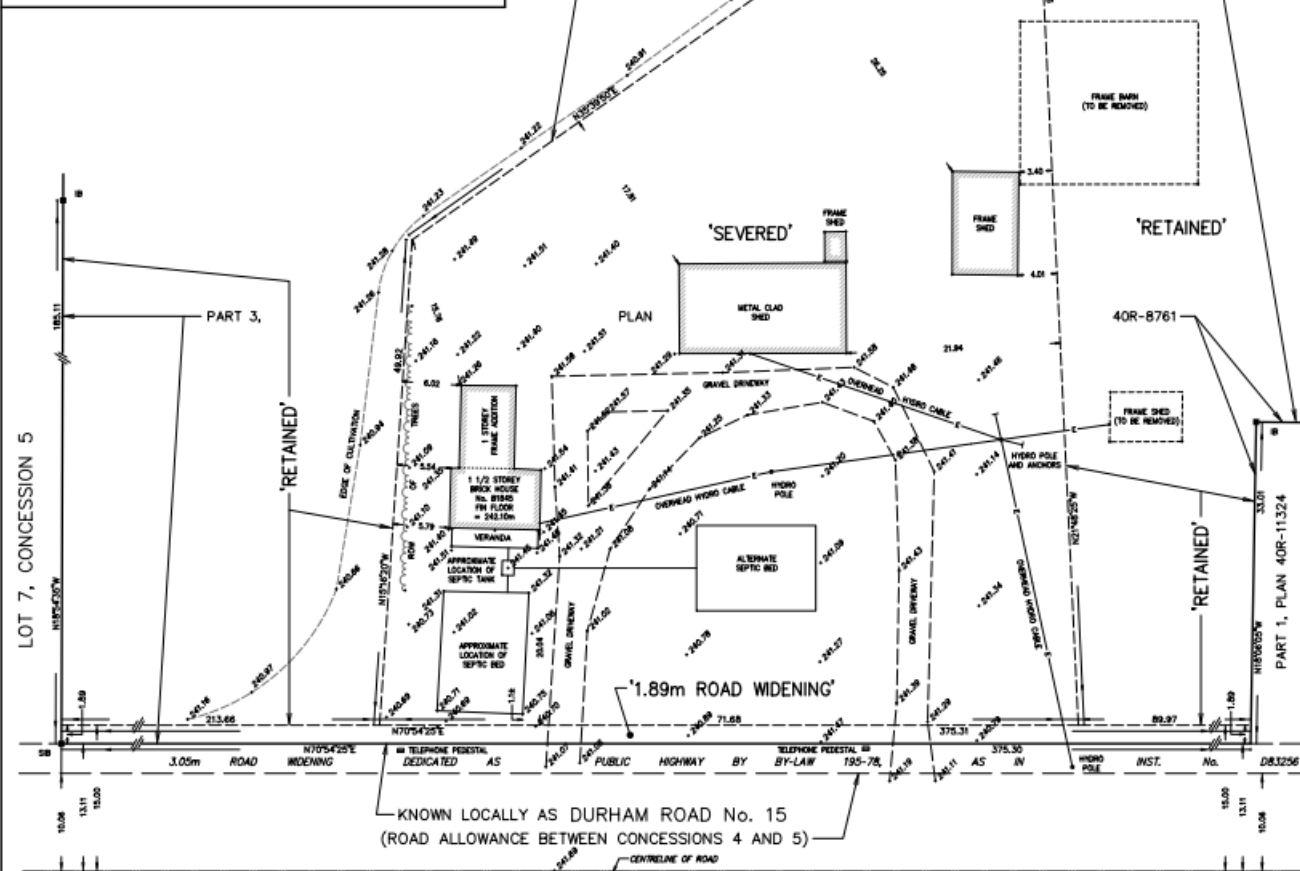
AREA = 39.765± ha. (98.26± ac.)

**NOTE**

BEARINGS AND DISTANCES SHOWN ON THIS SKETCH ARE COMPILED FROM A PRELIMINARY PLAN OF SURVEY BY COE, FISHER, CAMERON, A DIVISION OF J.D. BARNES LIMITED (REF. No. 22-17-006-00) AND DEPOSITED PLANS 40R-8761, 40R-11324 AND 40R-14089.

**ELEVATIONS**

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE MINISTRY OF NATURAL RESOURCES AND FORESTRY BENCHMARK No. 00193003965 HAVING A PUBLISHED ELEVATION OF 247.183 METRES. (CGVD 1928/1978)



**CURRENT ZONING:**  
 SEE KEY MAP

**CAUTION:**  
 THIS PLAN IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.



**COE FISHER CAMERON**  
 LAND SURVEYORS  
 MAPPING GIS  
 A Division of J.D. Barnes Limited

3 COMMERCIAL PLACE, UNIT 201, LINDSAY, ON N0Y 4N0  
 T: (705) 324-4152 F: (705) 324-8486 www.jdbarnes.com

DRAWN BY:	DHT	CHECKED BY:	DGH	REFERENCE NO.:	22-17-006-00
PLOTTED:	7/15/2022	DATE:	07/15/2022		