



Notice of a Committee of Adjustment Hearing for Minor Variance Application

File No:	A/01/25
Owner:	T. & D Punit
Agent:	H. Weatherbee
Address of Property:	Howard Ave (Beaverton) Part of Lot 11, Concession 6

Purpose and Effect of the Application

A Minor Variance application has been submitted requesting relief from Plate "C" (Provisions for Residential Uses) of Zoning By-Law 287-78-PL (as amended) to reduce the exterior side yard setback from 15m to 12.2m. The proposed variance is intended to facilitate the construction of a new dwelling on an existing 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:

April 15, 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 by noon on April 15 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 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 **April 15, 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

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 March 25, 2025

Key Map



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 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.



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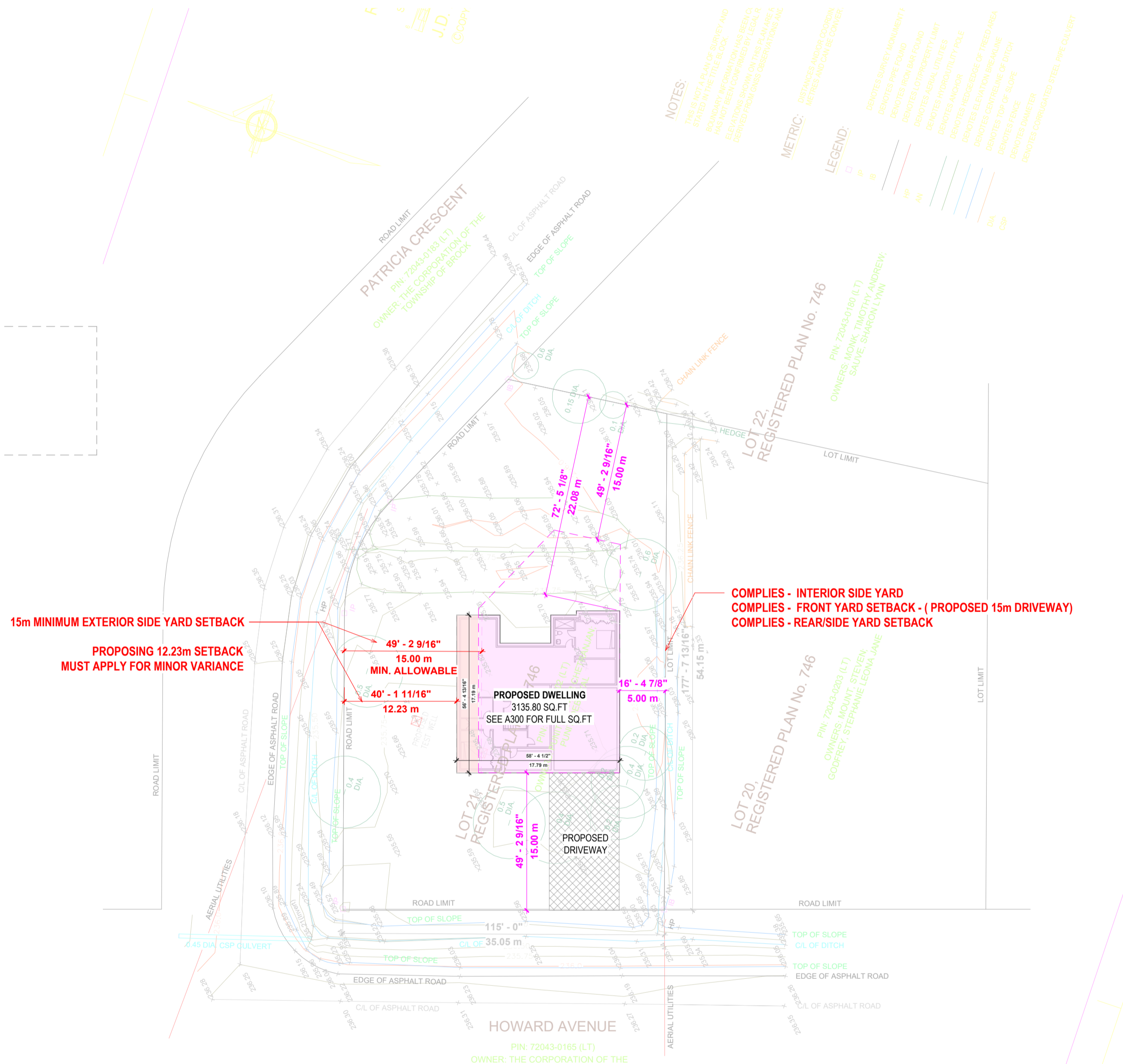
ZONE: RR ZONE (RURAL RESIDENTIAL)
LOT 21
REGISTERED PLAN No. 746
TOWNSHIP OF BROCK

MIN. REQUIREMENTS FOR SETBACKS:

<u>MIN. FRONT YARD:</u>	15m
<u>MIN. EXTERIOR SIDE YARD:</u>	15m
<u>MIN. INTERIOR SIDE YARD:</u>	5m
<u>MIN. REAR YARD:</u>	15m
<u>MAX. HEIGHT:</u>	9m
<u>MIN. OPEN LANDSCAPED SPACE:</u>	30m

PROPOSED BUILDING COVERAGE:	COMPLIES 14%
INTERIOR SIDE YARD:	COMPLIES 5m
REAR/SIDE YARD:	COMPLIES 23.56m
FRONT YARD:	COMPLIES: 15m

EXTERIOR SIDE YARD: DOES NOT COMPLY - TO APPLY FOR MINOR VARIANCE



1 PROPOSED SITE PLAN
1/32" = 1'-0"

PROPOSED SITE PLAN

DATE: 03.10.2025 SCALE: 1/32" = 1'-0"

DRAWN BY: S.F.

CHECKED BY: H.W.

A004

CLIENT:
TREVOR PUNIT: T_PUNIT@HOTMAIL.COM
LEAH MALONEY: LEAHMALONEY611@YAHOO.CA
6479829556

ADDRESS:
HOWARD AVE
BEAVERTON
LOK 1K0

PROPERTY DETAILS
ROLL NUMBER: 1839010004312000000
SECONDARY ID: 101000
MUNICIPAL ID: 361300
PROPERTY CODE: 100
VACANT RESIDENTIAL LAND NOT ON W
WARD: 01 / ZONING: RR
LEGAL DESCRIPTION: PLAN 746 LOT 21

Principal + Architectural Designer

hailey@hbearchitecture.com

647 969 7237

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Address: 88 Brock St. Uxbridge ON, L9P 1P4

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