



Notice of a Public Meeting for a Zoning By-law Amendment Application

Application Number:	ZBA-2025-01
Location:	B20 Beaver Avenue Part of Lot 11, Concession 5 (Beaverton)
Owner:	2841326 Ontario Inc.
Agent:	Thorstone Consulting (c/o D. Stone)

The Township of Brock has received a Zoning By-law Amendment application to amend the zoning on the lands shown on the attached map. The application has been deemed complete for processing purposes in accordance with the requirements of Section 34 of the Planning Act, R.S.O., 1990.

Purpose and Effect of the Proposed Application

The subject lands are within the Beaverton Urban Area and designated Mixed Use Corridors. The subject lands are zoned Highway Commercial (C4) and subject to the site-specific provisions found in Section 9.25.3 in the Township's Zoning By-law 287-78-PL (as amended).

The C4-9 zone currently permits the following uses:

- Builder's Supply Dealer
- Business/Professional Office (accessory to a primary use)
- Eating Establishment
- Eating Establishment, Drive-In
- Farm Implement Dealer
- Landscape Contractor
- Marine Sales & Service
- Motel
- Motor Vehicle – Dealership
- Motor Vehicle – Gasoline Bar
- Motor Vehicle – Sales & Service
- Motor Vehicle – Service Station
- Nursery/Greenhouse – Commercial
- Veterinary Clinic
- Dwelling units in a portion of a non-residential building

No new buildings or structures are proposed as part of this application. The Zoning By-law Amendment application has been submitted to request permission for additional uses to be permitted on the subject property and to recognize the location of the existing building. The purpose of the proposed Zoning By-law Amendment application is to rezone the property to a site specific C4 zoning (C4-XX) to permit a 6m front yard setback and to include a more fulsome list of permitted uses, with the following uses proposed to be added as permitted uses in addition to the uses noted above:

- Bakery
- Bank
- Convenience Store
- Printing Establishment
- Retail Beverage Outlet
- Retail Commercial Establishment



Public Meeting

The Council of the Township of Brock is holding a Public Meeting to provide interested parties the opportunity to learn more about the proposed amendment and make comments before any decisions are made on the application. The application is still under review and no decisions will be made at this meeting. The purpose of this public meeting is to present the proposed application and obtain comments from the public. This public meeting will be held on:

Monday, March 24, 2025 at 6:00PM

Residents can participate in person or electronically

This meeting will be a hybrid meeting where people can attend in person in the Council Chambers at the Township offices at 1 Cameron St. E in Cannington or join the meeting electronically. Should you wish to participate electronically and speak during the meeting to provide comments, please register with the Clerk's Department in advance of the meeting by emailing clerks@brock.ca. A call-in number may also be made available.

This Council meeting can be watched live or a recording of the meeting will be posted afterwards on the Township's website. Click on the March 24th meeting date and view the video link or HTML version of the Council meeting agenda to follow along with the agenda and video at the same time. Please note the livestream video will not be available until just before the meeting starts at 6:00pm.

<https://www.townshipofbrock.ca/en/municipal-office/council-calendar.aspx>

Comments or Questions

Any person may attend the public meeting and/or make written or oral representation either in support of, or in opposition to, the Zoning By-law Amendment.

Should you have any questions about how to participate in the Statutory Public Meeting, please email clerks@brock.ca or call 705-432-2355 and request the clerk's department.

Written comments or questions can also be provided before or after the meeting to the Township. For more information and/or to receive any further notifications regarding this matter, please contact:

Robin Prentice, Director of Development Services
Township of Brock

1 Cameron Street East, Cannington, ON L0E 1E0
705-432-2355 ext.235 or robin.prentice@brock.ca

The Township of Brock is the approval authority for amendments to the Zoning By-law. If you wish to be notified of the decision of the Council of the Township of Brock on the proposed Zoning By-law Amendment, you must make a written request to Township of Brock at the contact information noted above.



Please note if a person or public body would otherwise have an ability to appeal the decision of the Township of Brock to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Brock before the by-law is passed, the person or public body is not entitled to appeal the decision; and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Personal information from those that make either an oral or written submission on the subject application is collected under the authority of the Planning Act and will become part of the public record for this application.

Dated at the Township of Brock on February 21, 2025

Location Map:

