



Notice of a Committee of Adjustment Hearing for Minor Variance Application

File No:	A/10/26
Owner:	C. Terry
Agent:	TD Consulting Inc.
Address of Property:	448 North Street, Beaverton Part of Lot 14, Concession 5

Purpose and Effect of the Application

A Minor Variance application has been submitted requesting relief from Plate C of Zoning By-Law 287-78-PL (as amended) to reduce the front yard setback of a house from 8m to 3m and reduce the minimum centreline setback for a Township-owned road from 18.058m to 11.8m. The proposed variances are intended to facilitate the construction of an addition on an existing house.

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:

September 15, 2026 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 September 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 **September 15, 2026** 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.

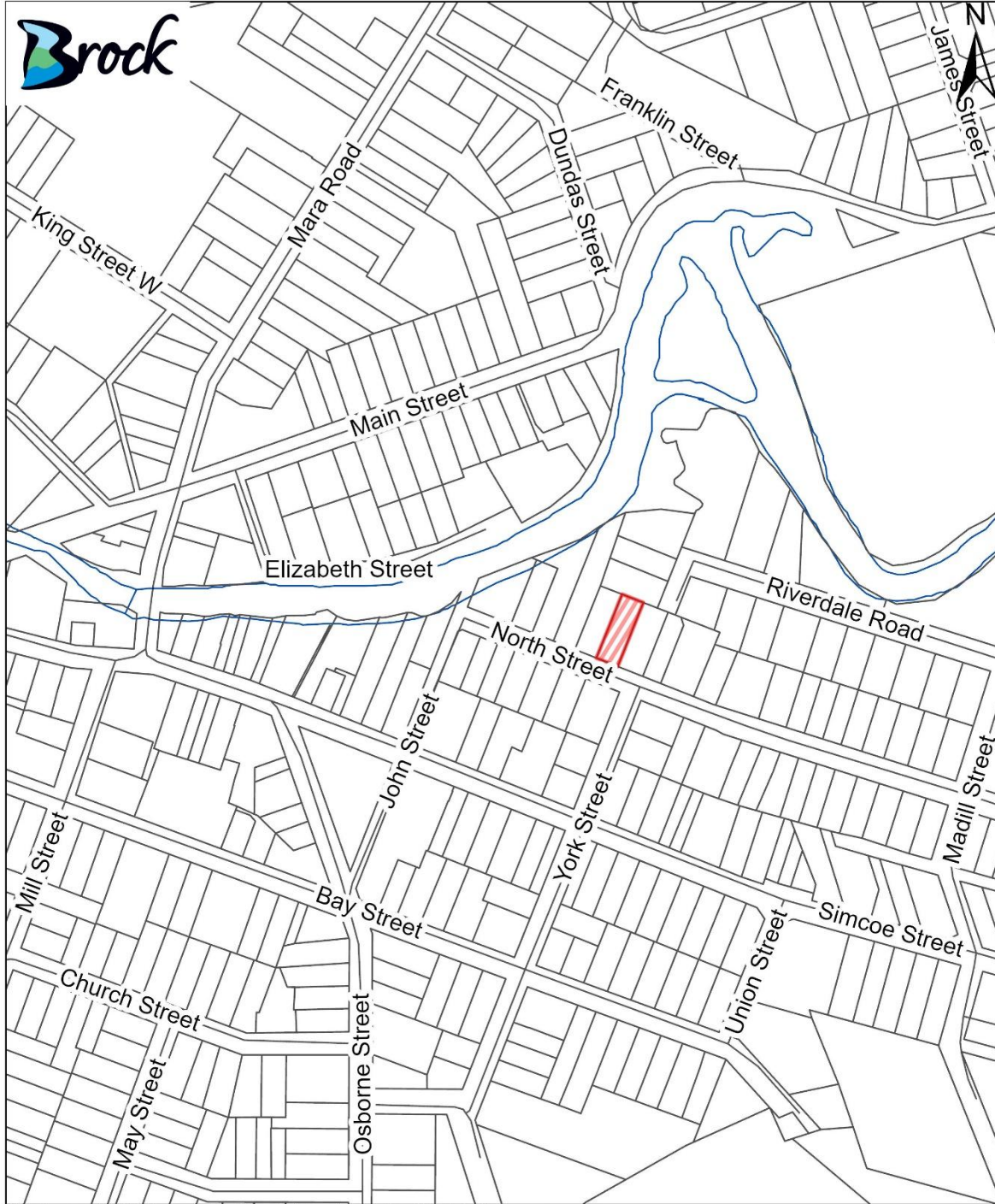
If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

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 August 31, 2026

Key Map

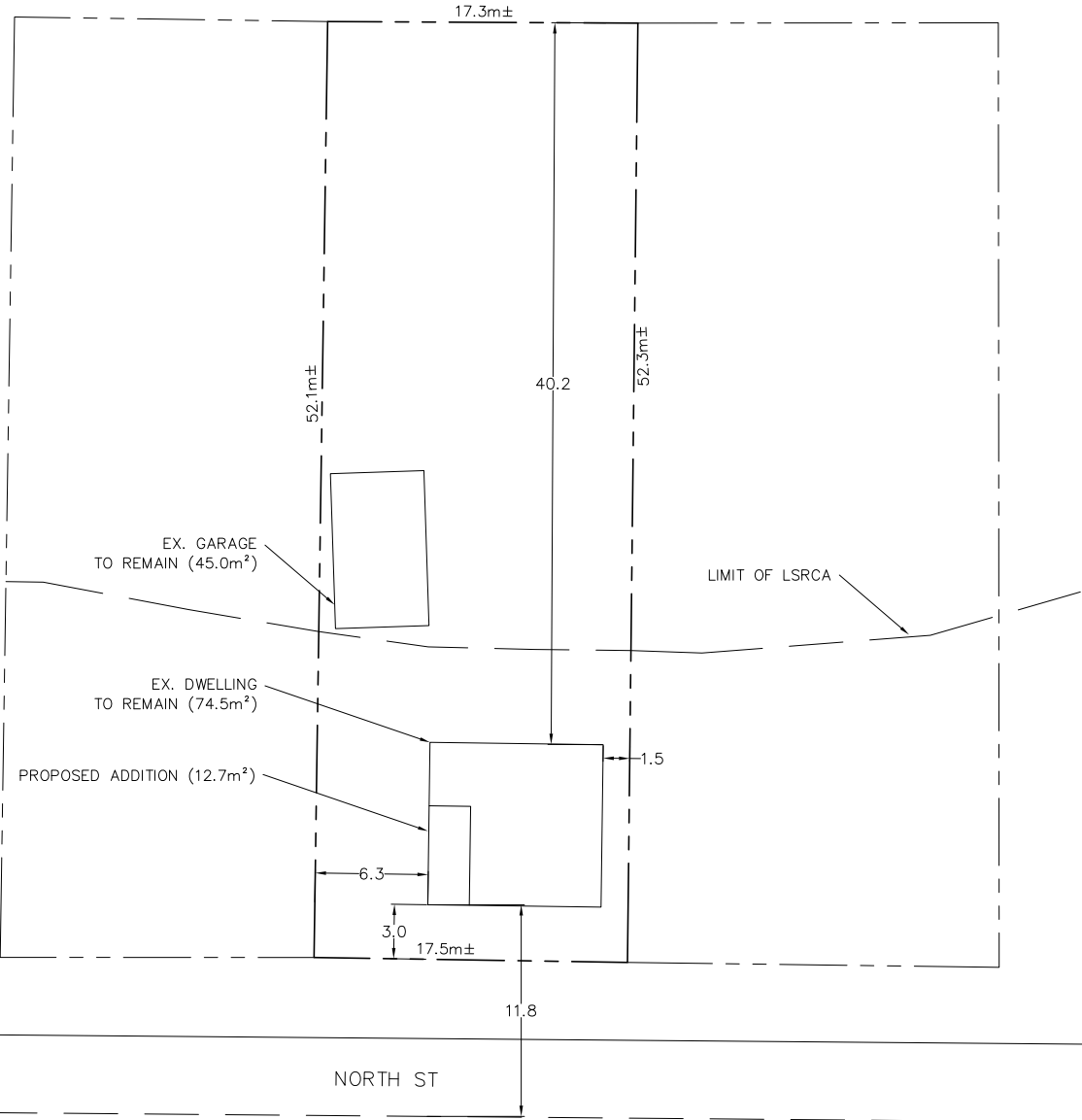
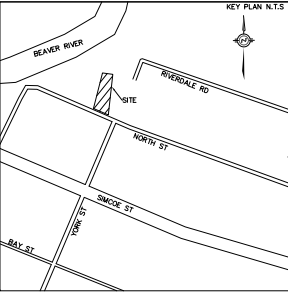


Data Sources: 2025 Orthography, First Base Solutions Inc., Regional Municipality of Durham, 2026 All rights reserved. May not be reproduced without permission. This is not a Plan of Survey.
 DISCLAIMER - This map has been produced from a variety of sources. The Region of Durham and Township of Brock 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





SITE STATISTICS			
CURRENT ZONING	RESIDENTIAL 2 (R2)		
	PERMITTED	EXISTING DWELLING	PROPOSED DWELLING
MIN. LOT AREA	465m ²	907.1m ² ±	907.1m ² ±
MIN. FRONTAGE	15m	17.5m±	17.5m±
MIN. REAR YARD	8m	40.2m±	40.2m±
MIN. FRONT YARD	8m	3.0m±*	3.0m±*
MIN. INT SIDE YARD	5m/1.2m	6.3/1.5m±	6.3/1.5m±
MIN. CL ROAD SETBACK	18.058	11.8m±*	11.8m±*
MAX. LOT COVERAGE	40%	8.2m±	9.6m%

NO:	DATE	DESCRIPTION	BY
REVISIONS			
PROJECT TITLE:			
448 NORTH ST, BEAVERTON, ON LOK 1A0			
ROLL#18390200300690000000			
DRAWING TITLE:			
PROPOSED SITE PLAN			
		155 St. David St. London, Ontario N6V 4Z6 (705)-341-8979 info@td-consulting.ca	
DRAWN BY:		PROJECT NO:	
DESIGNED BY:		026-1290	
APPROVED BY:		DRAWING NO:	
DATE:		SCALE:	
JUL 2026		1:125	
		SP-1	