

ZONING BY-LAW AMENDMENT APPLICATION

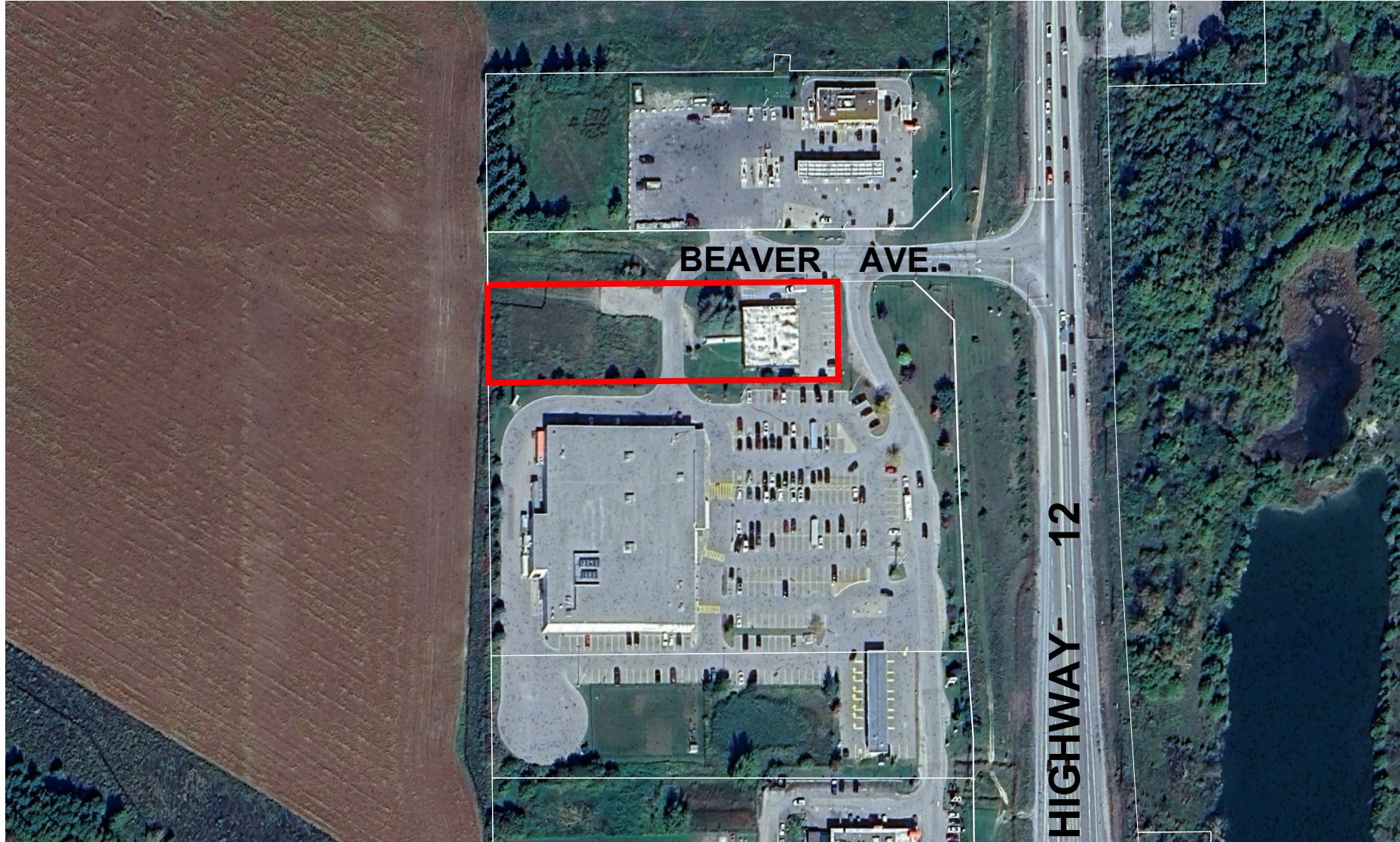
FILE NO. ZBA-2025-01

B20 Beaver Avenue, Township of Brock
2841326 Ontario Inc.



Thorstone Consulting Services, Inc.
Land Use Planning & Development

Subject Property – Air Photograph



PROPOSAL



Thorstone Consulting Services, Inc.
Land Use Planning & Development

- ▶▶ Zoning By-law Amendment application submitted in January 2025
- ▶▶ ZBLA submitted to permit additional uses for existing building in order to lease two vacant units
- ▶▶ No changes to existing building or site alteration is proposed

PROPOSED ZONING



Thorstone Consulting Services, Inc.
Land Use Planning & Development

- Requesting site-specific Highway Commercial zoning for subject property
- Proposal requests to add the following uses:
 - Bakery
 - Convenience Store
 - Printing Establishment
 - Retail Beverage Outlet
 - Retail Commercial Establishment
- ZBLA also addresses existing front yard setback of 6m (*whereas the By-law requires a 9.1m setback*) to recognize location of existing building

PLANNING JUSTIFICATION



Thorstone Consulting Services, Inc.
Land Use Planning & Development

- Property is located just outside Beaverton and along Highway 12 which is appropriate for additional commercial uses to serve the travelling community
- PPS 2024 permits a mix of land uses within the settlement areas
- Range of permitted commercial uses is a matter of local consideration and doesn't impact any Provincial or Regional policies

CONCLUSION



Thorstone Consulting Services, Inc.
Land Use Planning & Development

- ▶ Zoning By-law Amendment application conforms with the purpose and intent of the Region and Township Official Plans and represents good planning
- ▶ Looking forward to addressing any concerns from the public and Council
- ▶ Would hope to move forward with approval of Zoning By-law Amendment