



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

Application Number:	ZBA-2025-02
Related Application:	Draft Plan of Subdivision (S-B-2025-01)
Location:	276 Cameron Street E (Cannington) Part of Lot 22, Concession 12
Owner:	1000562027 Ontario Inc.
Agent:	Michael Smith Planning Consultants (c/o Gord Mahoney)

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. This application is related to a Draft Plan of Subdivision application (S-B-2025-01) that has also been submitted and is under review.

Purpose and Effect of the Proposed Applications

The subject lands are within the Cannington Urban Area and designated Employment Area and Open Space. The subject lands are currently zoned Development (D) and Environmental Protection (EP) in the Township's Zoning By-law 287-78-PL (as amended).

The proposed applications are intended to facilitate the development of an industrial subdivision, where various employment uses can be established.

The Zoning By-law Amendment application is proposing to rezone the property to General Industrial Exception (M2-XX) zone and redefine the Environmental Protection (EP) zone boundaries to include additional environmental and hazard lands. The proposed M2-XX zoning seeks to permit the setbacks reflected in the M1 zone and permit a reduced lot frontage of 30m as opposed to 46m.

The proposed M2-XX zone requests the following uses as potential permitted uses in this area:

- Assembly hall/auditorium
- Bank
- Builder's supply dealer
- Bulk storage tanks
- Business/professional offices (accessory use)
- Cold locker storage
- Contractor's yard
- Custom Workshop
- Dairy
- Dry cleaning plant
- Eating establishment
- Equipment sales or rental
- Farm implement dealer
- Feedmill
- Landscape contractor
- Manufacturing, processing, assembling and/or fabricating plant
- Marina sales and service



- Motor vehicle body shop
- Motor vehicle dealership
- Motor vehicle gasoline bar
- Motor vehicle repair garage
- Motor vehicle sales and service
- Motor vehicle service station
- Motor vehicle car wash
- Government maintenance and/or storage yard
- Open storage (accessory use)
- Printing establishment
- Private Club
- Public use
- Retail commercial establishment (accessory use)
- Salvage Yard
- Truck transport terminal
- Warehouse
- Wholesale establishment (accessory use)

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 applications and make comments before any decisions are made on the applications. The applications are still under review and no decisions will be made at this meeting. The purpose of this public meeting is to present the proposed applications and obtain comments from the public. This public meeting will be held on:

Monday, June 23, 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 June 23rd 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.

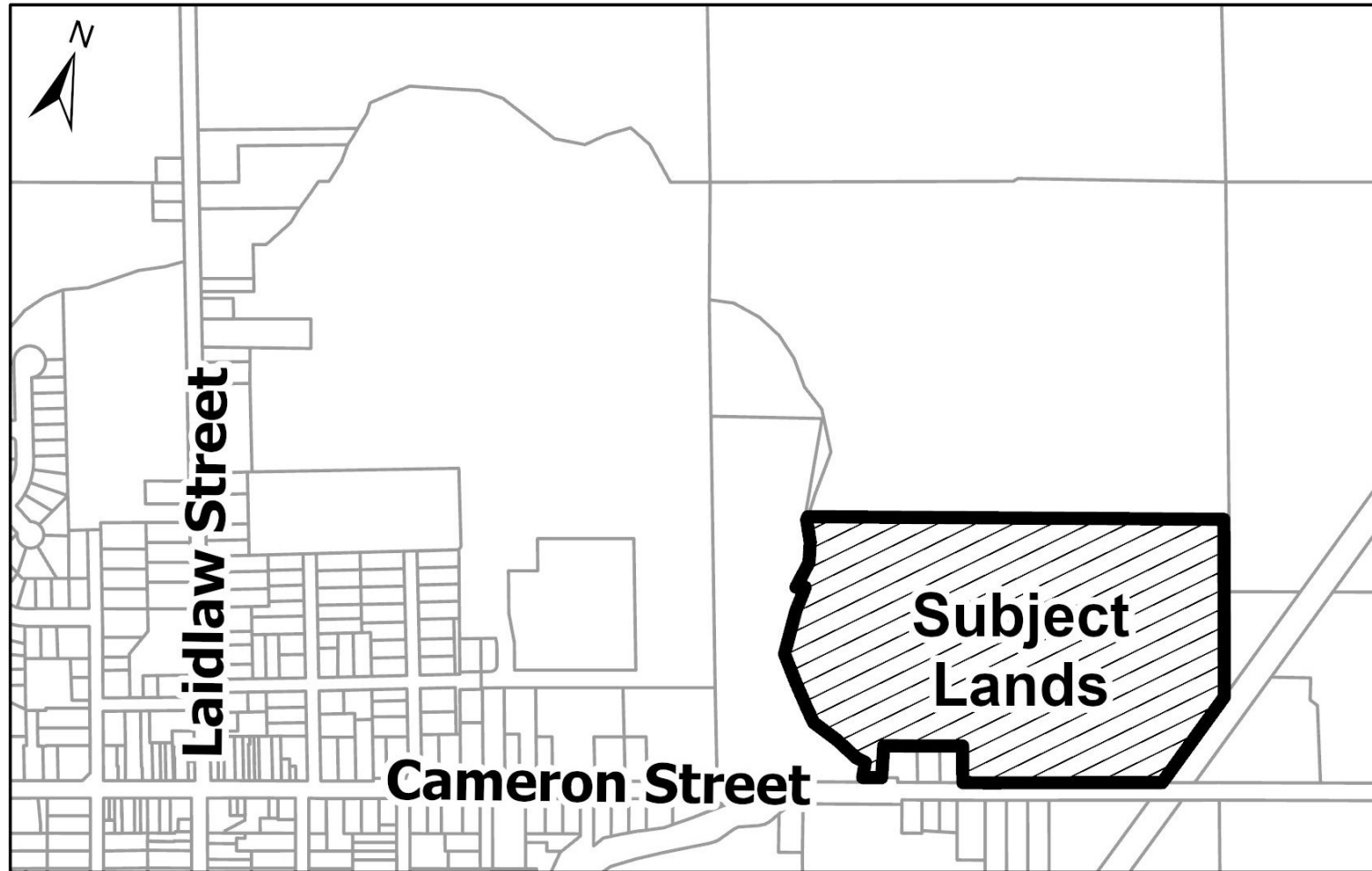
If a person or public body would otherwise have an ability to appeal the decision of the Township of Brock to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Brock before the by-law is passed, the 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.

Any owner of land containing seven or more residential units is asked to post this notice in a location that is visible to all residents.

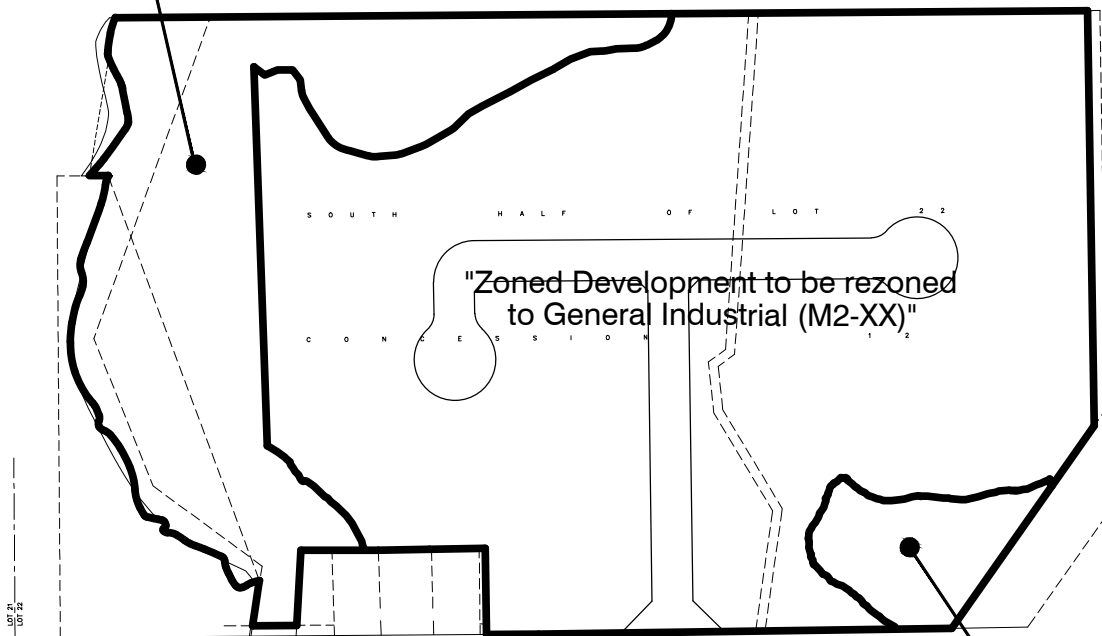
Personal information from those that make either an oral or written submission on the subject application is collected under the authority of the Planning Act and will become part of the public record for this application.

Dated at the Township of Brock on May 2, 2025

Location Map:



"Zoned Environmental Protection (EP) and Development (D)
to be rezoned to Environmental Protection (EP)"



"Zoned Development to be rezoned
to Environmental Protection (EP)"