



The Corporation of the Township of Brock
1 Cameron Street E., P.O. Box 10 Cannington, ON L0E 1E0 (705) 432-2355

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

Application Number:	13-2022-RA
Location:	B1845 Regional Rd 15 Part of Lot 6, Concession 5
Applicant / Owner:	G. Wechsel
Agent:	Clark Consulting Services (Hugh Stewart)

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.

The Region of Durham has received a related application for a Regional Official Plan Amendment (ROPA-2022-004) to permit the severance of a dwelling surplus to the farming operation as a result of the consolidation of non-abutting farm parcels. A separate public meeting is being held by the Region as part of this application. A Consent application is anticipated to be submitted in the future to facilitate the severance.

Purpose and Effect of the Proposed Application

The purpose of the proposed Zoning By-law Amendment is to rezone the property to recognize the existing dwelling as a rural residential lot to facilitate the severance of a surplus farm dwelling and to rezone the retained farmland so that no further severances or residential uses are permitted. The retained farmland will continue to be farmed as part of a larger farm operation.

Public Meeting

The Council of the Township of Brock is holding a Virtual 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 virtual public meeting will be held on:

Monday, December 12, 2022 at 10:00AM

**Residents can participate electronically or
watch the meeting live streamed**



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To watch a livestream or video recording of the meeting, click on the meeting date and view the HTML version of the agenda to follow along with the agenda and video at the same time:

<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 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. You must receive the Zoom link from the Clerk's Department to speak at the meeting.

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 be notified of subsequent meetings 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.

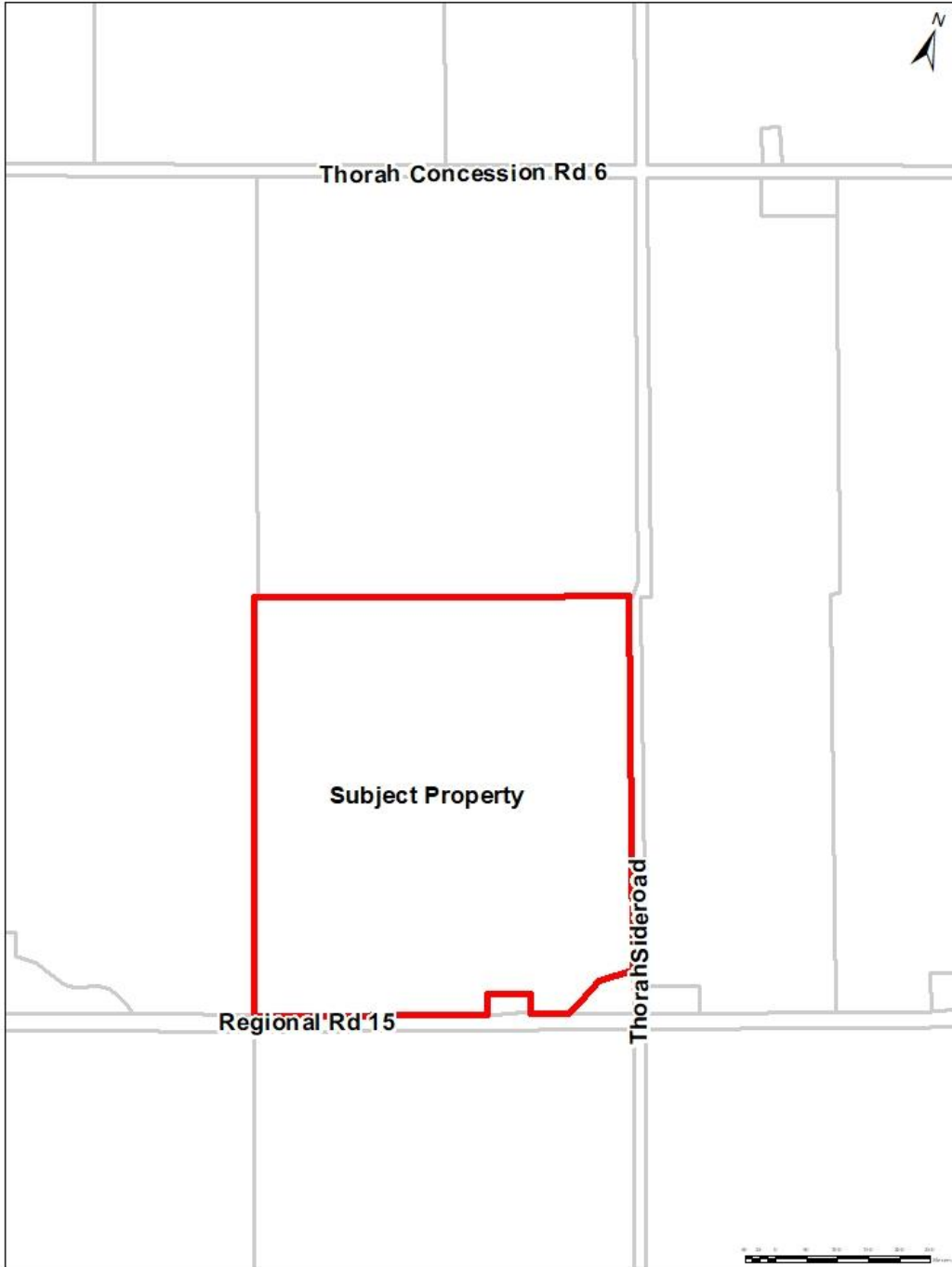
Personal information from those that make either an oral or written submission on the subject application is collected under the authority of the Planning Act and will become part of the public record for this application.

Dated at the Township of Brock on November 15, 2022



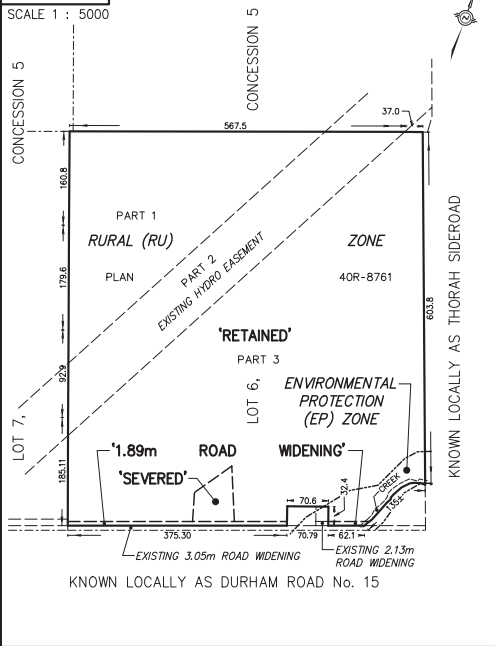
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Location Map:



KEY MAP

SCALE 1 : 5000



SKETCH FOR SEVERANCE
B1845 REGIONAL ROAD No. 15
 GEOGRAPHIC TOWNSHIP OF THORAH
 NOW IN THE
TOWNSHIP OF BROCK
 REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 300

COE FISHER CAMERON, A DIVISION OF J.D. BARNES LIMITED

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METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SUBJECT LANDS

PART OF LOT 6, CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF THORAH
 BEING PIN 72034-0369(LT)
 TOTAL AREA = 40.34± ha. (99.68± ac.)

SEVERED

AREA = 0.492 ha. (1.215 ac.)

1.89m ROAD WIDENING

AREA = 0.083± ha. (0.205± ac.)

RETAINED

AREA = 39.765± ha. (98.26± ac.)

NOTE

BEARINGS AND DISTANCES SHOWN ON THIS SKETCH ARE COMPILED FROM A PRELIMINARY PLAN OF SURVEY BY COE, FISHER, CAMERON, A DIVISION OF J.D. BARNES LIMITED (REF. No. 22-17-086-00) AND DEPOSITED PLANS 40R-8761, 40R-11324 AND 40R-14089.

ELEVATIONS

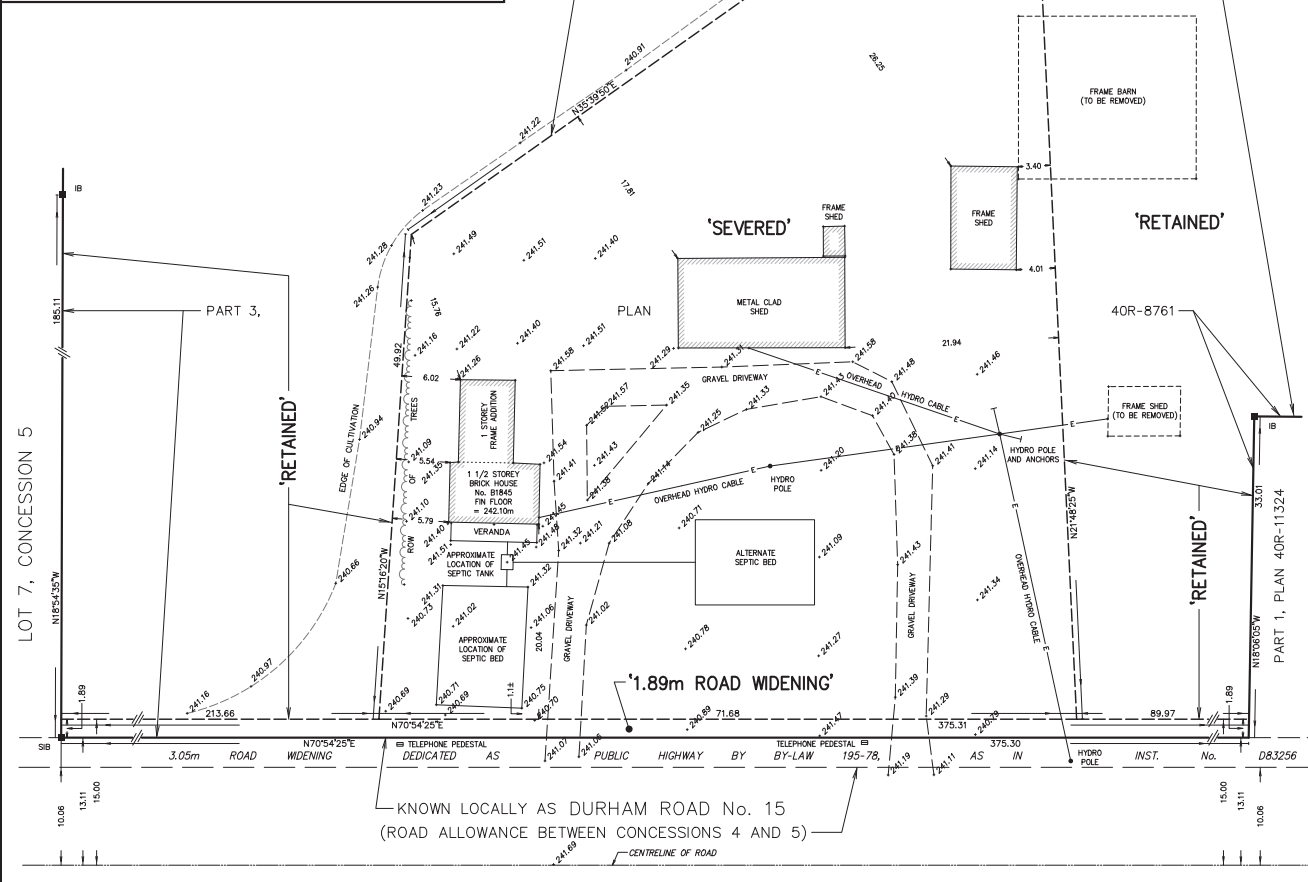
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM THE MINISTRY OF NATURAL RESOURCES AND FORESTRY BENCHMARK No. 001193003965 HAVING A PUBLISHED ELEVATION OF 247.183 METRES. (CGVD 1928:1978)

CURRENT ZONING:

SEE KEY MAP

CAUTION:

THIS PLAN IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.



COE FISHER CAMERON SURVEYING
 LAND SURVEYORS
 A Division of J.D. Barnes Limited
 3 COMMERCE PLACE, UNIT 201, LINDSAY, ON K9V 6N5
 T: (705) 324-4152 F: (705) 324-8406 www.jdbarnes.com

DRAWN BY: DHT	CHECKED BY: GGH	REFERENCE NO: 22-17-086-00
PLOTTED: 7/15/2022	DATED: 07/15/2022	