



Notice of a Committee of Adjustment Hearing for a Minor Variance Application

File No:	A/07/23
Applicant / Owner:	S. Ray
Address of Property:	B23637 Lake Ridge Rd.

Purpose and Effect of the Application

The owner is proposing a detached garage in the front yard for vehicle and small equipment storage. A Minor Variance application has been submitted requesting relief from Plate "C" (Provisions for Residential Uses) and Section 10.1(b) (Accessory Buildings, Structures and Uses) of Zoning By-Law 287-78-PL (as amended) to:

- allow for the construction of a detached garage closer to the street line than the house;
- reduce the front yard setback of the detached garage from 11m to 3.5m; and
- reduce the minimum setback of the detached garage to the road centreline from 26.24m to 16m.

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:

August 22, 2023 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 August 22nd 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 **August 22, 2023** 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 this application, please contact the Secretary-Treasurer:

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 8:00 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 July 11, 2023

Key Map



23637 Lakeridge Rd/Durham Rd 23

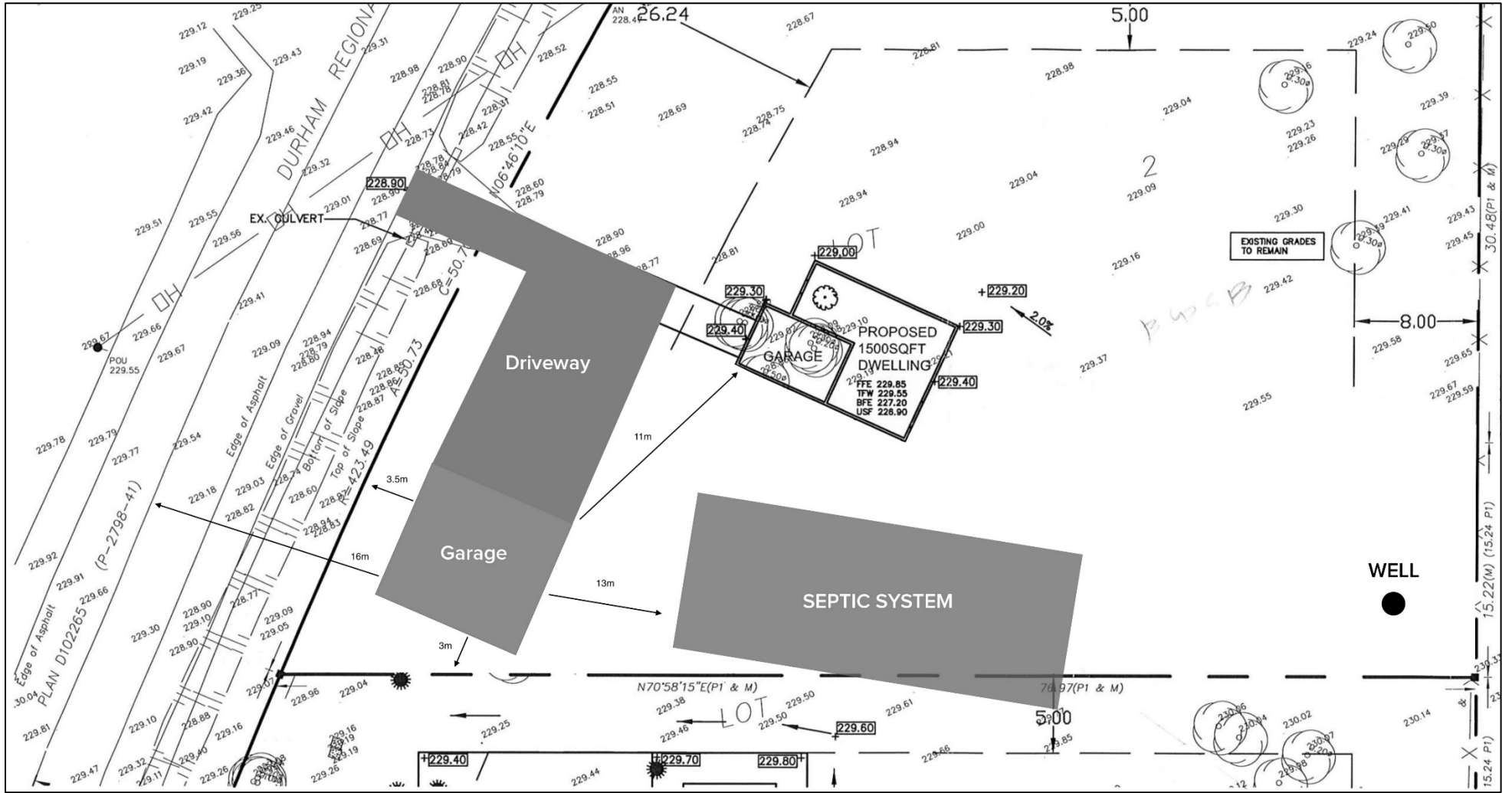


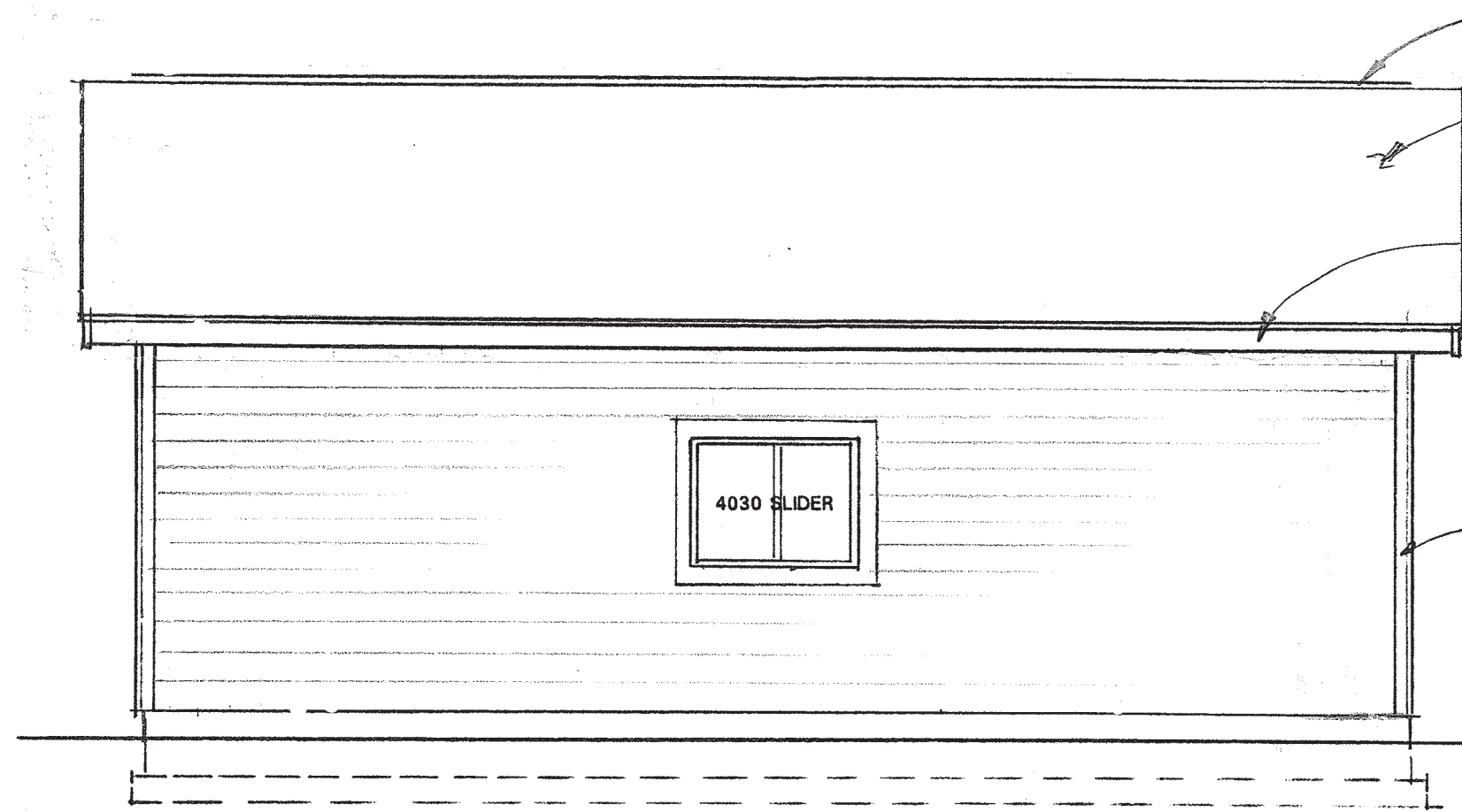
25.4 0 12.70 25.4 Meters



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Proposed Plan



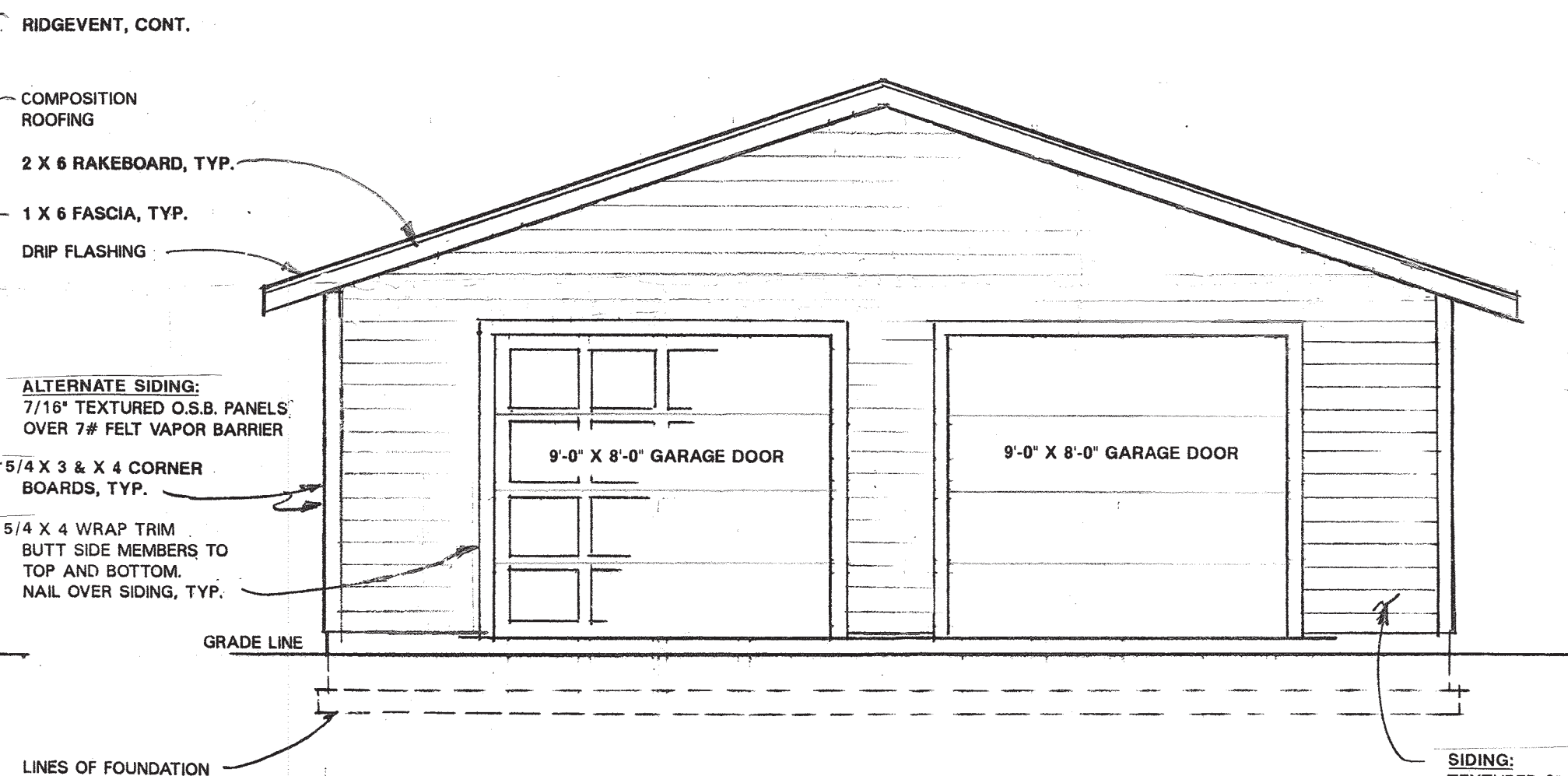


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
WINDOW SIZES INDICATED ARE
NOMINAL FEET-INCHES WIDTH
X FEET-INCHES HEIGHT, USE
AVAILABLE PRODUCTS'
NEAREST DIMENSIONS, TYP.

NOTE:
FOR WINDOW AND DOOR
LOCATIONS SEE FLOOR
PLANS FOR CENTERLINE
DIMENSIONS

NOTE:
ALL EXTERIOR DOORS SHALL BE
WEATHERSTRIPPED PER
APPLICABLE LOCAL CODES.
FLASH ABOVE DOORS AND WINDOWS



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
WITH ALTERNATE
PANEL SIDING NAIL
TRIM BOARDS OVER
PANEL SIDING, TYP.

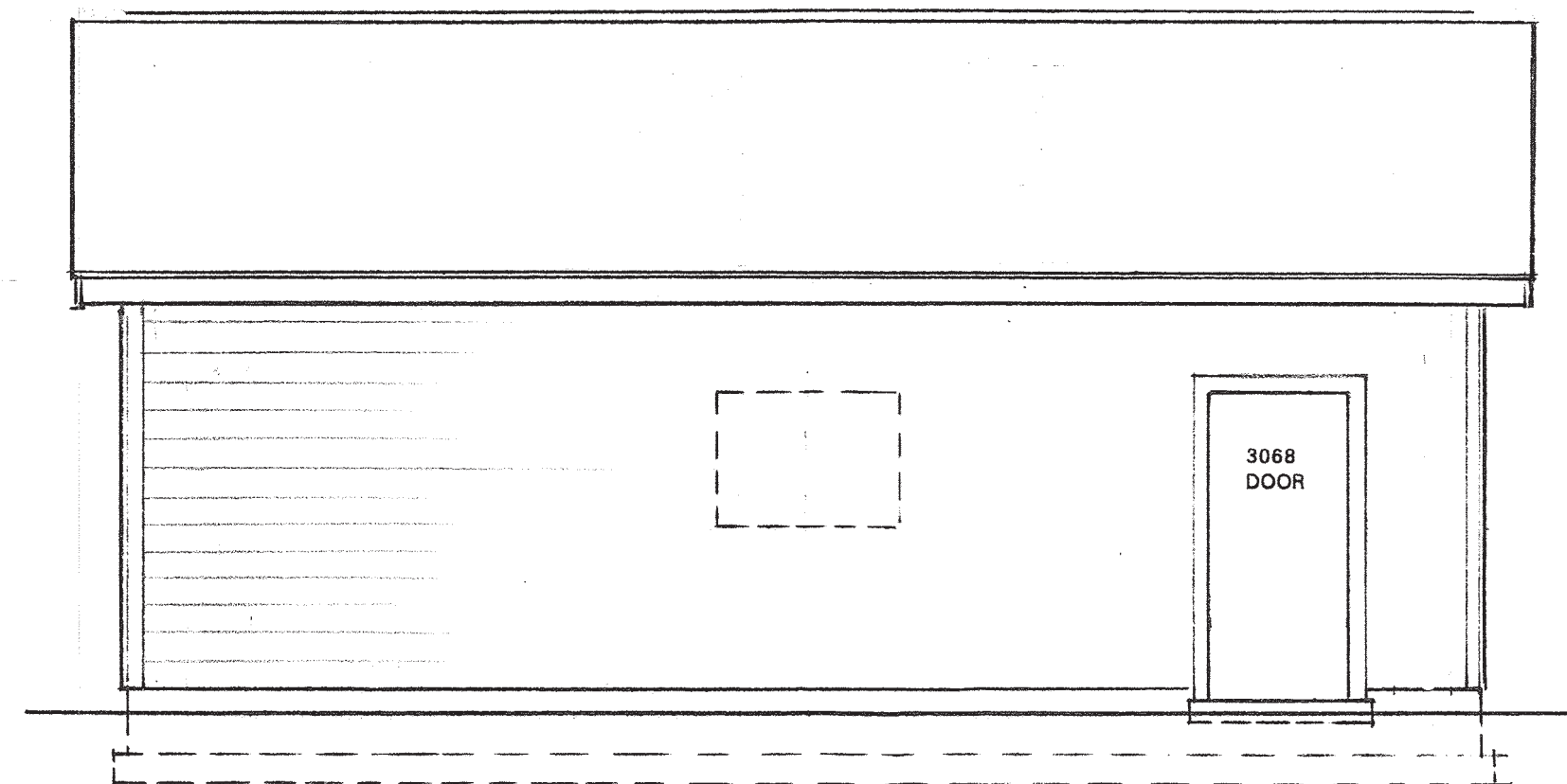
NOTE:
NOTES AND MATERIAL
INDICATIONS SHOWN ARE
TYPICAL FOR ENTIRE
BUILDING EXTERIOR,
AS APPLICABLE

SIDING:
TEXTURED 8" O.S.B.
LAP SIDING W/ 1" LAP,
OVER 7# FELT, OVER
7/16" O.S.B. SHEATHING

NOTE: FOR LAPPED SIDING OPTION
USE 5/4 X TRIM, TYP.

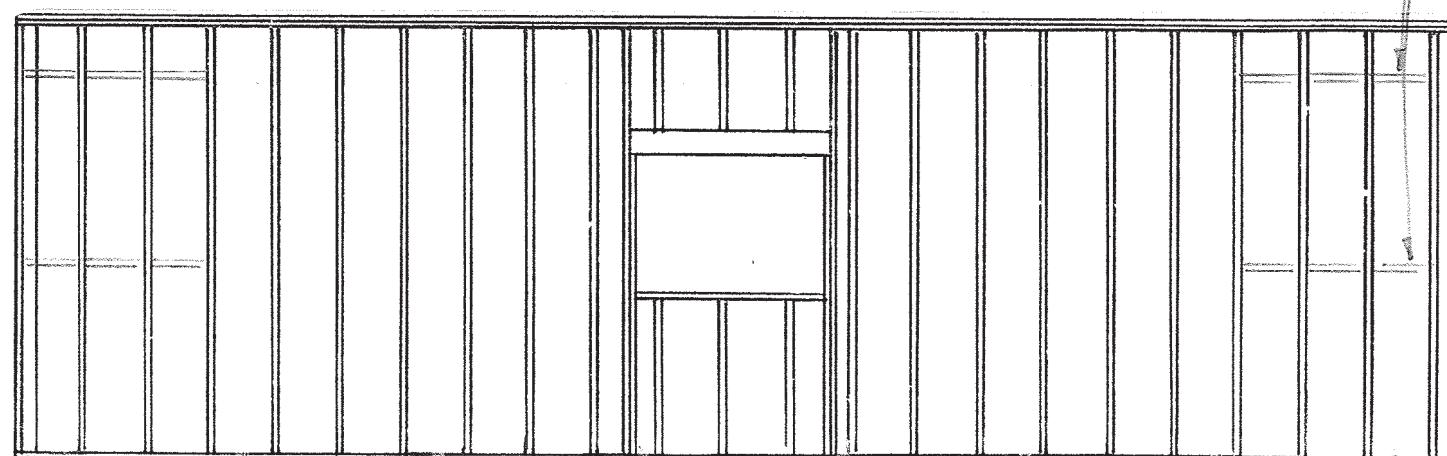


REAR ELEVATION

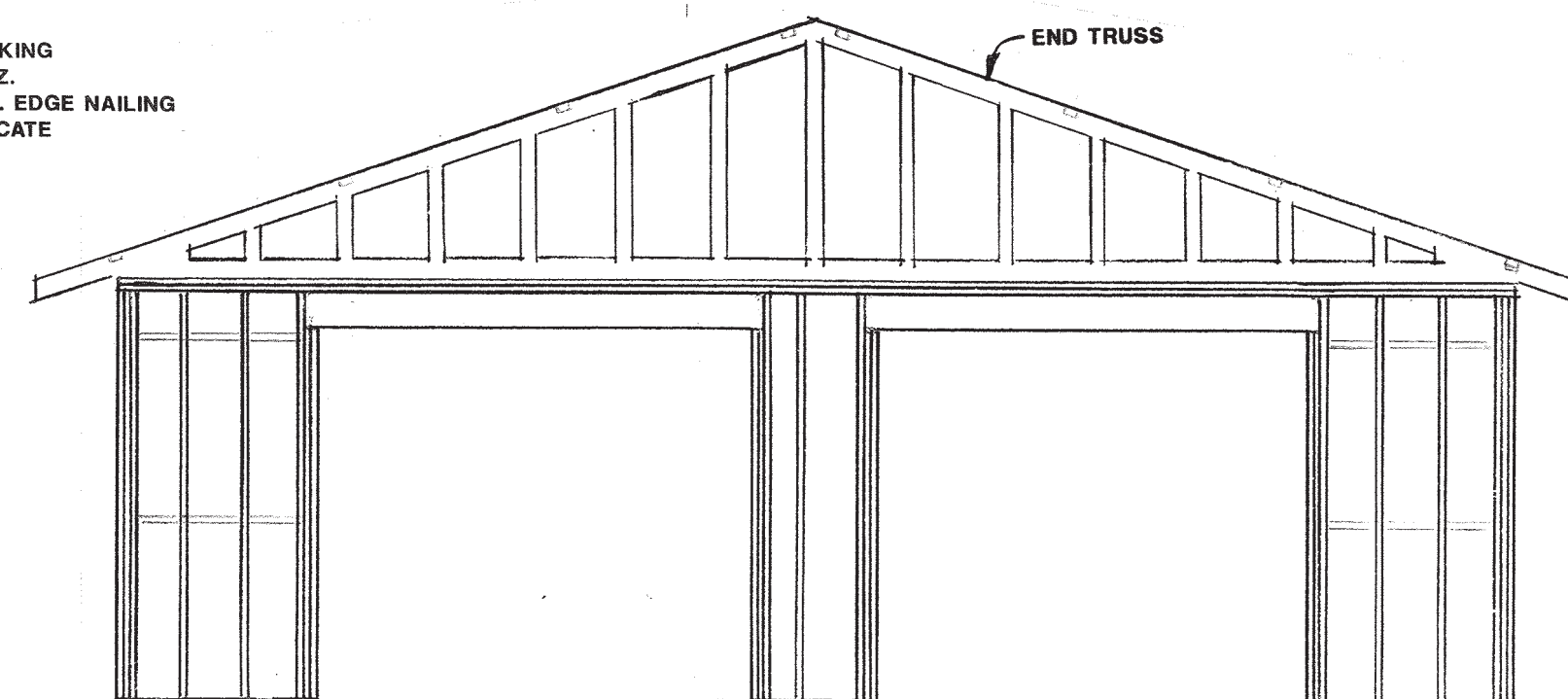


RIGHT SIDE ELEVATION

NOTE:
PROVIDE SOLID 2 X BLOCKING
BETWEEN STUDS @ HORIZ.
PANEL JOINTS FOR REQ'D. EDGE NAILING
@ BRACED WALLS AS LOCATE
ON FLOOR PLAN



LEFT SIDE WALL FRAMING ELEVATION



FRONT WALL FRAMING ELEVATION