



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

File No:	A/08/23
Related File No:	LD 062-2023
Applicant / Agent:	MHBC Planning c/o J. Robinson & S. Connors
Owner:	D. Sorensen
Address of Property:	28 Talbot Dr

Purpose and Effect of the Application

There is an existing garage on this property that currently encroaches over the property line with 32 Talbot Dr. This application is associated with a proposed Consent Application that has been submitted to the Region of Durham to facilitate a lot line adjustment between 28 and 32 Talbot Dr so that the existing garage is located solely on the property at 28 Talbot Dr. The Minor Variance application is requesting relief from Section 10.1(h)(i) (Accessory Buildings, Structures and Uses) of Zoning By-Law 287-78-PL (as amended) to reduce the interior side yard setback of a detached garage from 1.2m to 0.6m.

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.

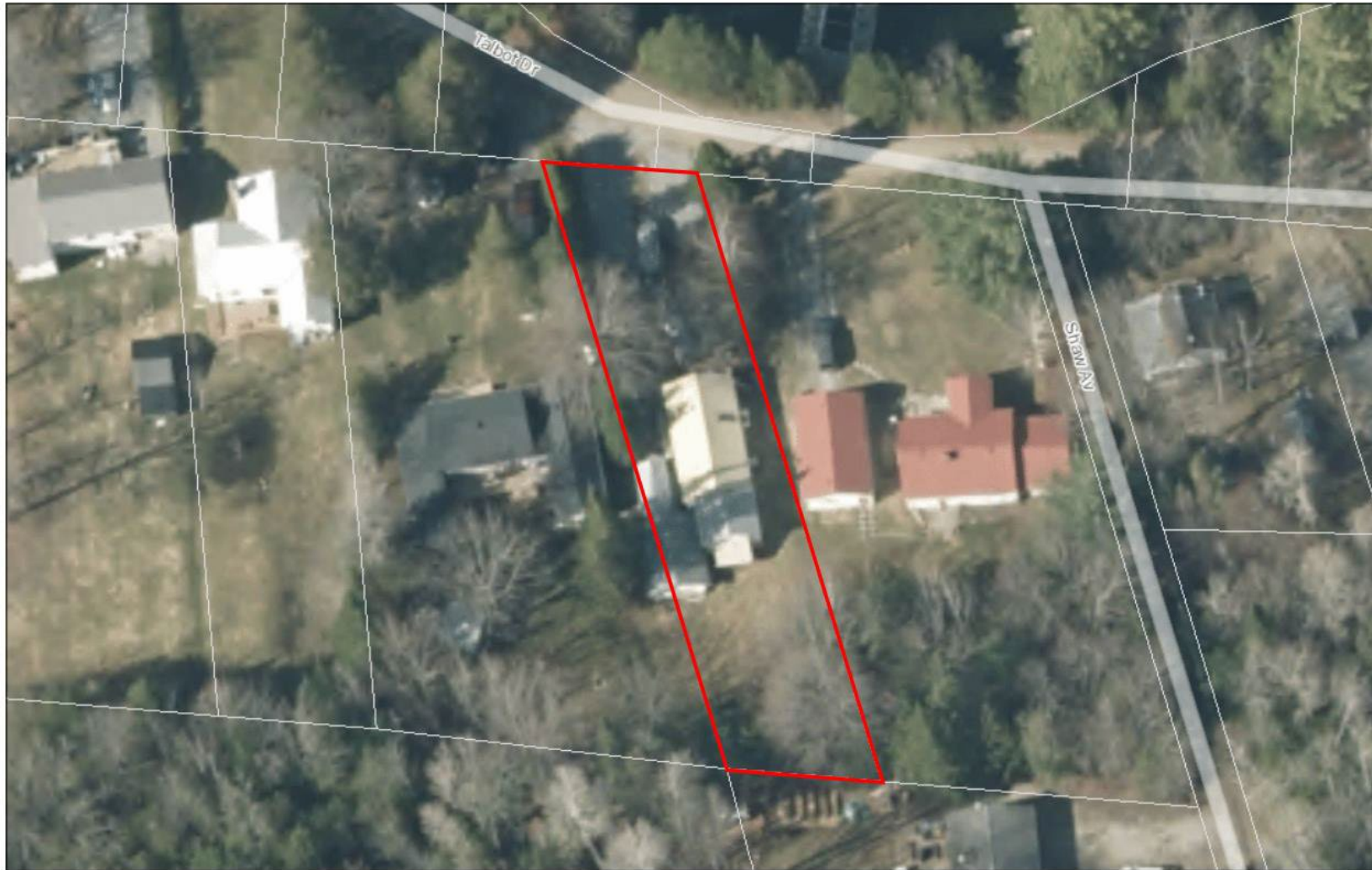
Personal information collected pursuant to the Planning Act will be used for the purposes of that Act.

Dated August 2, 2023

Key Map



B28 Talbot Drive



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 Lot Line Adjustment Plan

