



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

File No:	A/12/23
Applicant / Owner:	J. & D. Barton
Address of Property:	B24424 Thorah Park Blvd.

Purpose and Effect of the Application

A Minor Variance application has been submitted requesting relief from Section 9.8.2 of Zoning By-Law 287-78-PL (as amended) to increase the maximum height of an accessory building from 4m to 5.5m. The proposed variance is intended to facilitate the construction of a new detached garage with storage space.

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:

November 21, 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 November 21 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 **November 21, 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 8:30 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 November 7, 2023

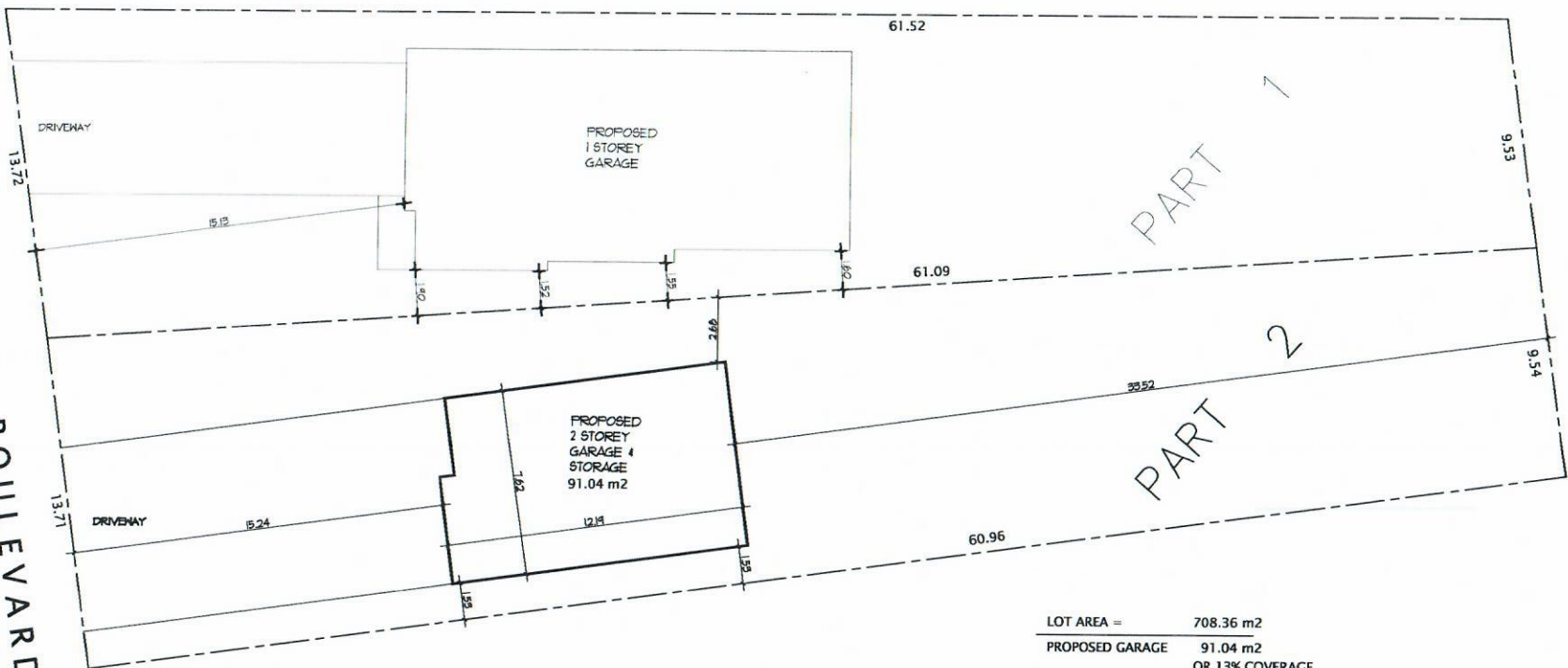
Key Map



PART 2
 PLAN OF
 LOT 31
 REGISTERED PLAN 425
 TOWN OF BROCK
 REGIONAL MUNICIPALITY OF DURHAM



THORAH PARK BOULEVARD



LOT AREA = 708.36 m²
 PROPOSED GARAGE 91.04 m²
 OR 13% COVERAGE

The Architectural Technologist is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. & engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding.

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This drawing is not to be scaled.

This drawing is not to be used for construction unless signed by the Architectural Technologist.



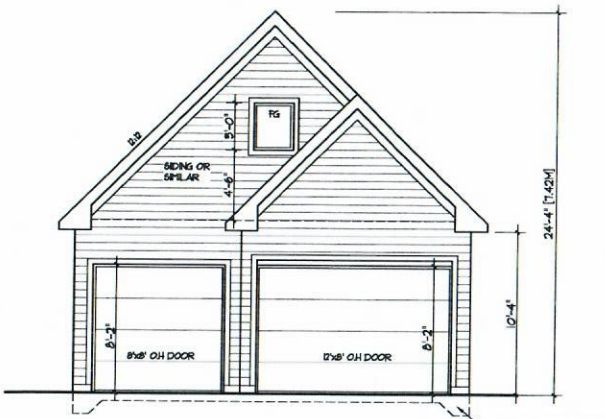
No.	Description	Date
2	Issued for review-2	23-07-14
1	Issued for review	23-06-12

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

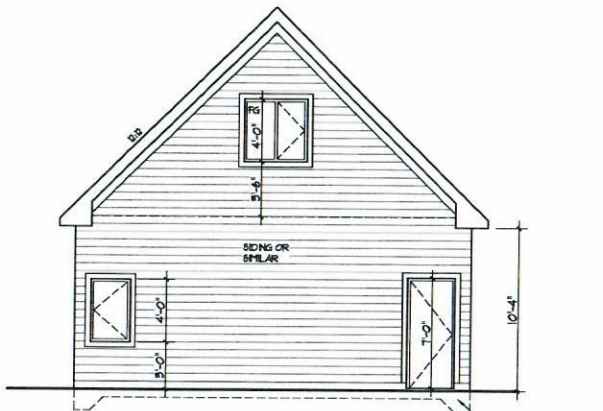
REGISTRATION INFORMATION
 Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.
 MIDARO DESIGN INC. FIRM BCIN - 35440

QUALIFICATION INFORMATION
 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.
 ANTHONY DEL GROSSO BCIN - 22449

LOT 31 PART 2 (Jeff)	
Site Plan	
Sept. 2023	23-33
Brock, Ontario	S-1

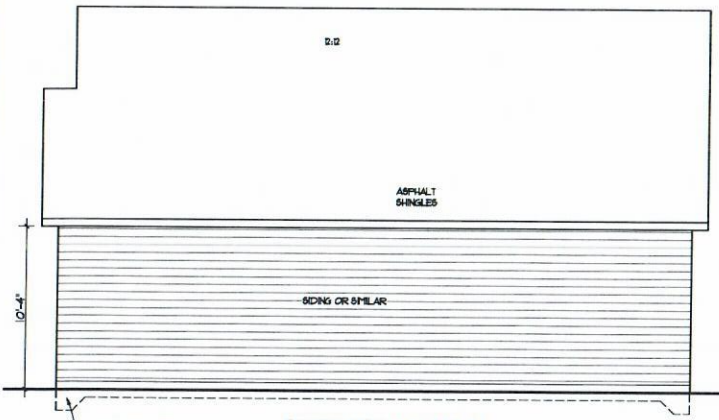


FRONT ELEVATION

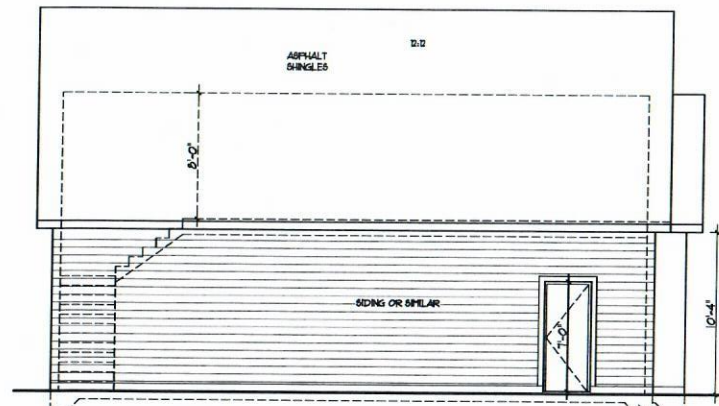


REAR ELEVATION

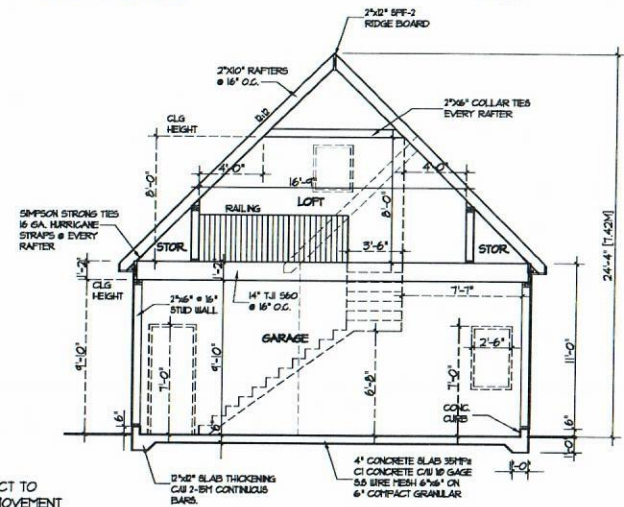
- LUMBER**
- 1) ALL LUMBER SHALL BE SPRUCE No.2 GRADE, UNLESS NOTED OTHERWISE.
 - 2) STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
 - 3) LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No.2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
 - 4) ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDERS, TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
 - 5) L.V.L. BEAMS SHALL BE 2.0E MS MICRO-LAM LVL (75-2800psi MIN) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm (3-1/2") LONG COMMON WIRE NAILS @300mm (12") o.c. STAGGERED IN 2 ROWS FOR 184, 240, & 300mm (7-1/4", 9-1/2", 11-7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS.
 - ADD 1/2" (13mm) DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 450mm (18") o.c.
 - 6) PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. TEL. (905) 642-3115 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
 - 7) JOIST HANGERS. PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP HOOD MEMBERS INTERSECTING FLUSH BUILT-UP HOOD MEMBERS.
 - 8) HOOD FRAMING NOT TREATED WITH A HOOD PRESERVATIVE. IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONG. BY AT LEAST 2mil POLYETHYLENE FILM, No.50 (48lbs) ROLL ROOFING OR OTHER DAMPROOFING MATERIAL, EXCEPT WHERE THE HOOD MEMBER IS AT LEAST 150mm (6") ABOVE THE GROUND.



SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION



SECTION

NOTE:
GARAGE SUBJECT TO FROST HEAVE MOVEMENT WITH NO FROST PROTECTION / FOOTINGS

CONSTRUCTION NOTES (UNLESS OTHERWISE NOTED)
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 232/12

ROOF CONSTRUCTION
NO. 210 (10.25kg/m²) ASPHALT SHINGLES, 10mm (5/8") PLYWOOD SHEATHING WITH 1" CLIPS. APPROVED WOOD TRUSSES @600mm 24" o.c. MAX. APPROVED EAVE PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. 20x20 (2"x4") TRUSS BRACING @ 1950mm (6'-0") o.c. AT BOTTOM CHORD. PREFIN. ALUM. EAVESTROUGH, FASCIA, RAIL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 25% AT EAVES, AND 25% AT RIDGE. (OBC #14.1.2)

FRAME WALL CONSTRUCTION (OBC #2)
SIDING AS PER ELEVATION, APPROVED SHEATHING PAPER, 15mm (5/8") EXT. TYPE SHEATHING, 38x140 (2"x6") STUDS @400mm (16") o.c.

GARAGE SLAB
GARAGE SLAB: 4" 50Psi CONG. SLAB WITH 5-8# AIR ENTRAINMENT, WIRE MESH AS NOTED ON OPT. 6" COARSE GRANULAR FILL WITH COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT 8% MIN.

ALL INTERIOR/EXTERIOR STAIRS (OBC 4.8.-)
UNIFORM RISE & RUN IN A GIVEN RUN TO WITHIN 6mm (1/4")
MAX. RISE = 7-7/8"
MIN. RUN = 10"
MAX. NOSING = 1"
MIN. HEADROOM RAIL = 6'-5"
RAIL @ LANDING = 2'-11"
RAIL @ STAIR = 2'-8"
MIN. STAIR WIDTH = 2'-10"

RAILING / PICKETS
FINISHED RAILING ON PICKETS SPACED MAXIMUM 100mm (4") BETWEEN PICKETS. CLEARANCE BETWEEN HANDRAILS AND SURFACE BEHIND IT TO BE 50mm (2") MIN. HANDRAILS TO BE CONTINUOUS EXCEPT FOR NEHEL POST AT CHANGES OF DIRECTION.
(GUARDS OBC 4.8.8.2)
INTERIOR GUARDS = 900mm (2'-11") MIN.
EXTERIOR GUARDS = 1070mm (3'-6") MIN.

SILL PLATE
38x84 (2"x4") SILL PLATE WITH 13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONG. @ 2400mm (7'-10") o.c. GASKING OR 25 (1") MIN. MINERAL WOOL BETWEEN PLATE AND TOP OF FTDM WALL. USE MORTAR TO LEVEL SILL PLATE WHEN REQUIRED.

Compliance Package:

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Contractor shall check all dimensions on the work and report any discrepancy to the Architectural Technologist before proceeding. Construction must conform to all applicable Codes and Requirements of Authorities having jurisdiction.

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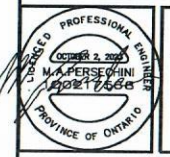
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No.	Description	Date
2	Issued for review-2	23-07-31
1	Issued for review	23-07-25

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

REGISTRATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.4 of the building code
MIDARO DESIGN INC. FIRM BCIN - 35440

QUALIFICATION INFORMATION
Required unless design is exempt under Division C, Subsection 3.2.5 of the building code
ANTHONY DEL GROSSO BCIN - 22449



Project Name: **LOT 31 PART 2**

Title: **Elevations**

Scale: 3/16"=1'-0" Project No. 23-33

Date: Sept. 2023 Drawing No: **A-2**

Project Location: Brock, Ontario