



Notice of a Committee of Adjustment Hearing for Minor Variance Application

File No:	A/08/24
Owner:	M. Ottenhof
Address of Property:	Brock Concession Rd 8 (Vacant) Part of Lot 12, Concession 7; Part 1, 40R-10156

Purpose and Effect of the Application

A Minor Variance application has been submitted requesting relief from Plate “C” (Provisions for Residential Uses) of Zoning By-Law 287-78-PL (as amended) to reduce the side yard setbacks from 8m to 5m on both sides of the property; reduce the front and rear yard setbacks from 15m to 11m; and to recognize the existing lot area of 2,090 m² and lot frontage of 45.72m. The proposed variances are intended to facilitate the construction of a new dwelling on an undersized lot.

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:

May 21, 2024 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 May 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 **May 21, 2024** 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 the proposed application, you must make a written request to:

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.

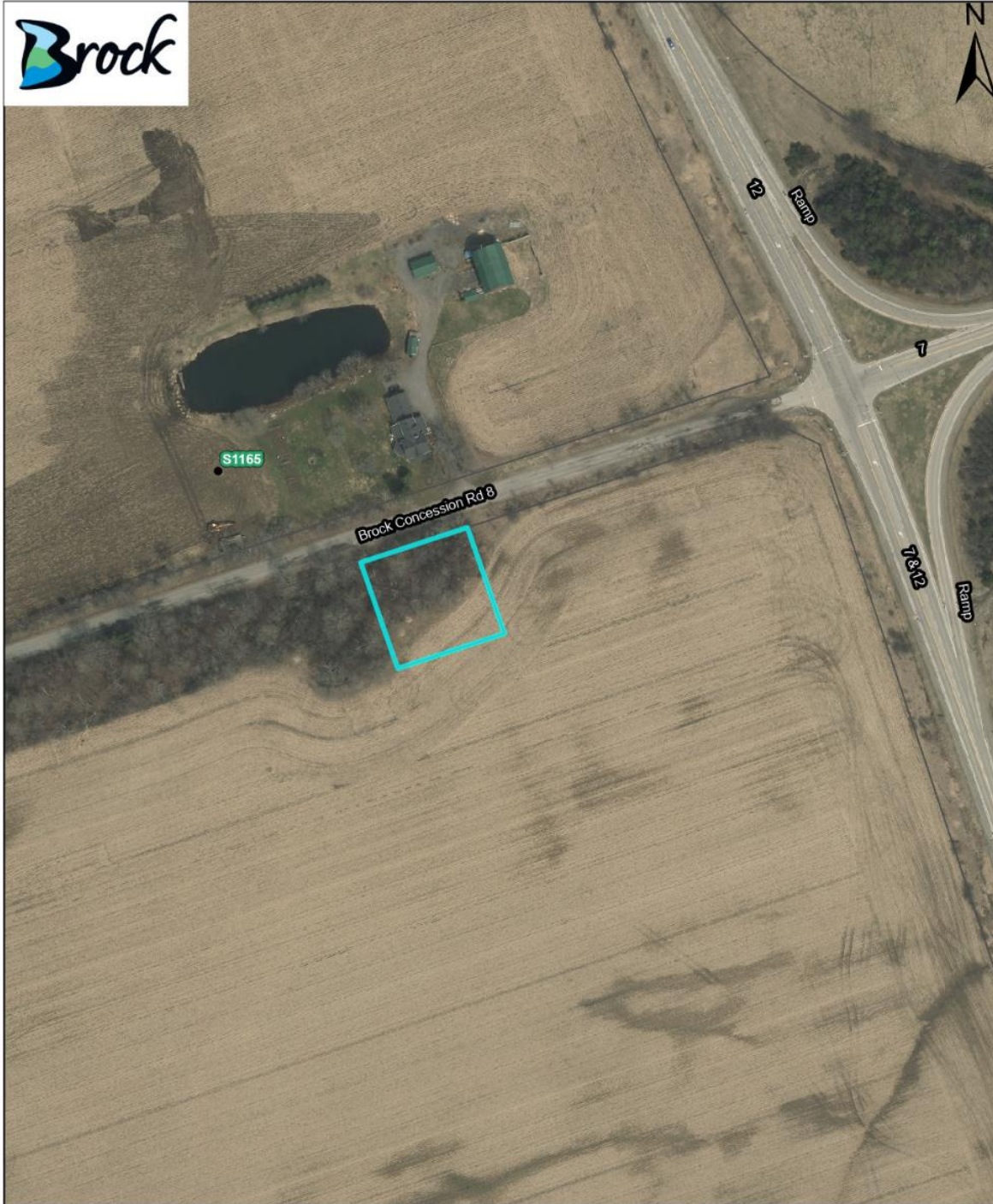
If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

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.

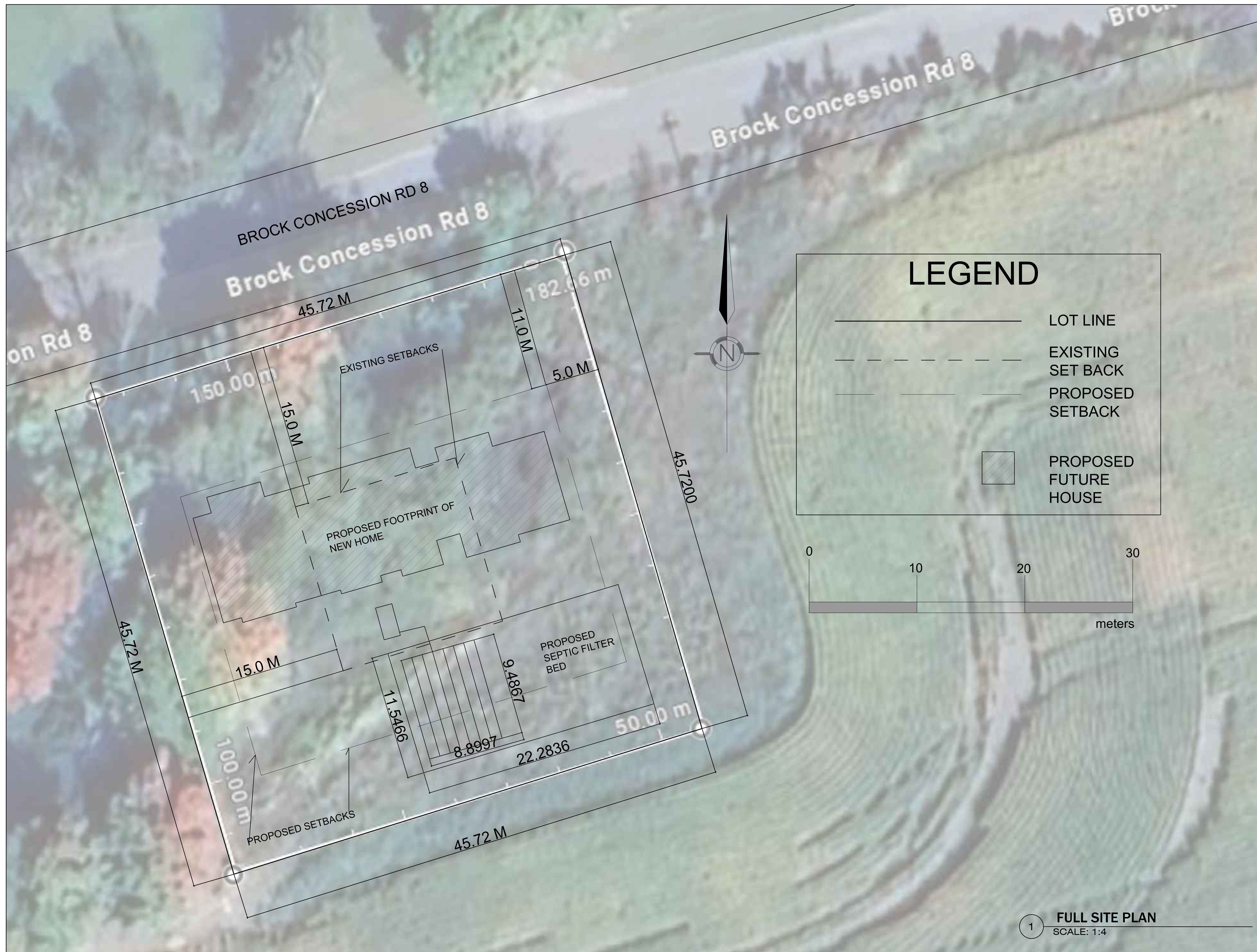
Dated May 2, 2024

Key Map



Data Sources: 2022 Orthography, First Base Solutions Inc., Regional Municipality of Durham, 2023 All rights reserved. May not be reproduced without permission. This is not a Plan of Survey.
DISCLAIMER - This map has been produced from a variety of sources. The Region of Durham and Township of Brock do not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region and Township hereby disclaims all representations and warranties.



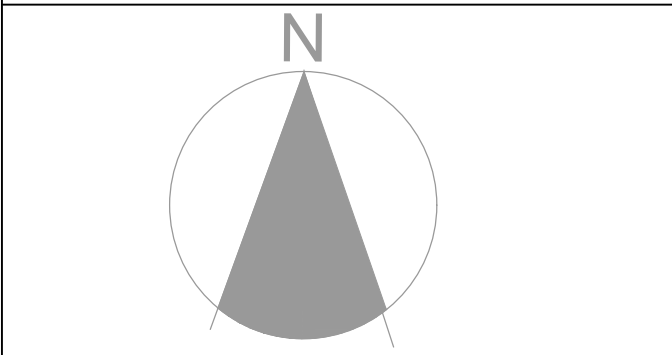


LEGEND

	LOT LINE
	EXISTING SET BACK
	PROPOSED SETBACK
<div style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, gray 2px, gray 4px); border: 1px solid gray;"></div>	PROPOSED FUTURE HOUSE

General Notes

DO NOT SCALE DRAWINGS, REFER TO APPROPRIATE SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE ETC... CONSULTANT DRAWINGS BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. USE ONLY DRAWINGS MARKED 'FOR CONSTRUCTION'. THIS DRAWING, AS AN INSTRUMENT OF SERVICE IS PROVIDED BY AND IS THE PROPERTY OF THE ARCHITECTURAL FIRM. THE CONTRACTOR SHALL VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND SHALL NOTIFY THE APPROPRIATE CONSULTANT OF ANY VARIATIONS



No.	Revision/Issue	Date

Firm Name and Address

MATT OTTENHOF
 19100 MARSH HILL RD
 UXBRIDGE, ON L9P 1R3
 416-676-1203
 matt@okwencontracting.com

Project Name and Address

MATT OTTENHOF OTTENHOF HOUSE
 PT LT 12
 CONCESSION RD 7
 BROCK, ON

Project OTTENHOF HOME	Sheet SITE PLAN FOR MINOR VARIANCE
Date APR 2024	
Scale REFER TO DRAWINGS	A002