



Notice of a Committee of Adjustment Hearing for Minor Variance Application

File No:	A/05/26
Owner:	N. Ahmady
Agent:	Hirman Architects Inc (c/o M. Yeganegi)
Property Location:	B24010 Thorah Park Blvd. Part of Lot 23, Concession 1

Purpose and Effect of the Application

A Minor Variance application has been submitted requesting relief from Zoning By-Law 287-78-PL (as amended) to:

- reduce the exterior side yard setback of house from 11m to 2.6m;
- permit an accessory structure in front of the house with a minimum front yard setback of 12m and exterior side yard setback of 0.9m;
- increase the maximum lot coverage of accessory buildings from 7.5% to 9%;
- increase the maximum height of an accessory building from 4m to 4.5m; and
- increase the maximum parking area in front of a dwelling from 55% to 80% of the lot frontage.

The proposed variance is intended to facilitate the construction of a second-storey addition to an existing house and a new detached accessory building.

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:

June 16, 2026 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 June 16 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 **June 16, 2026** 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.

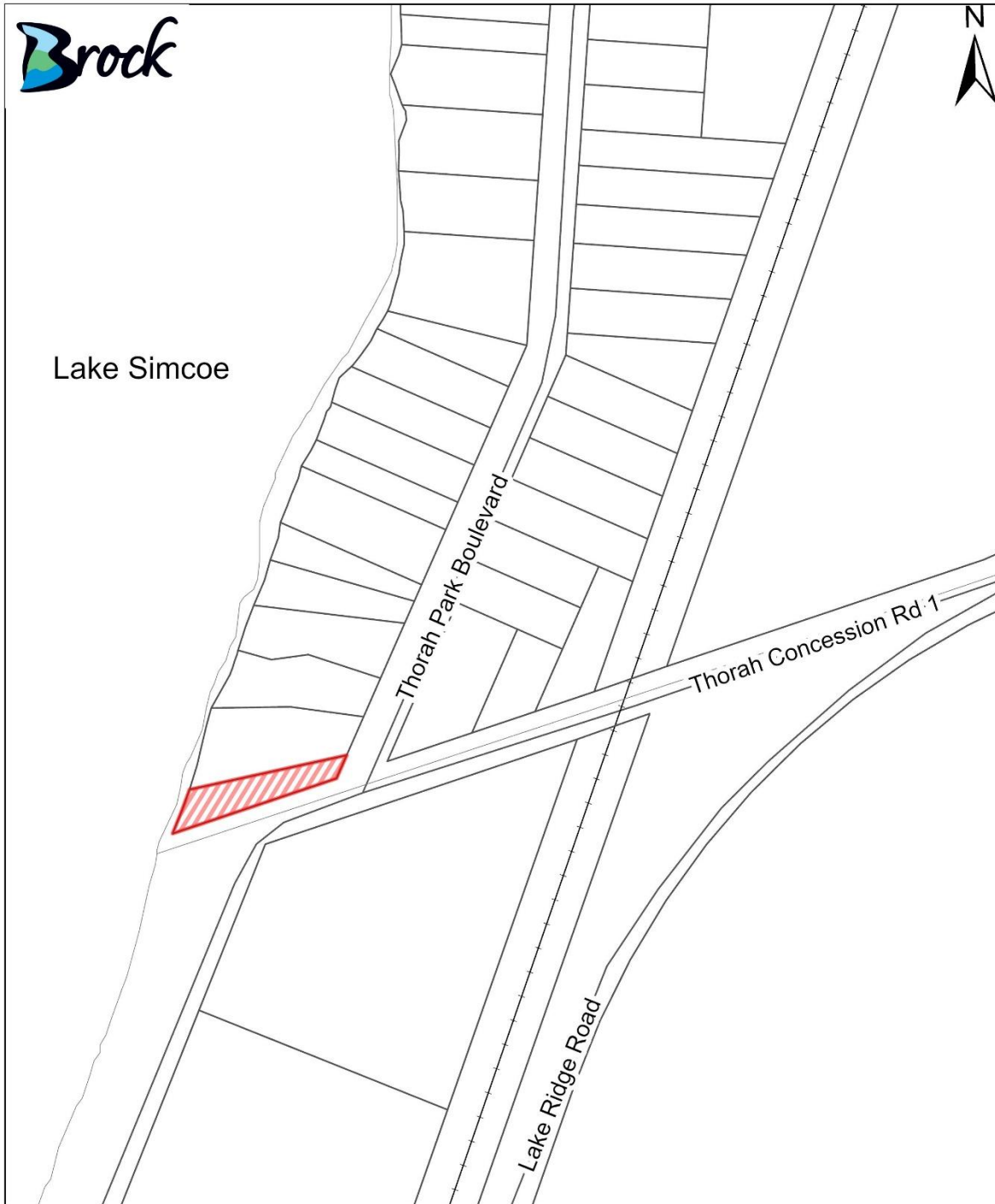
If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

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.

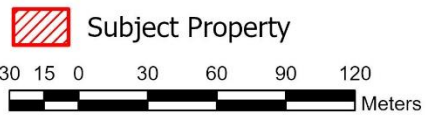
Personal information collected pursuant to the Planning Act will be used for the purposes of that Act.

Dated May 28, 2026

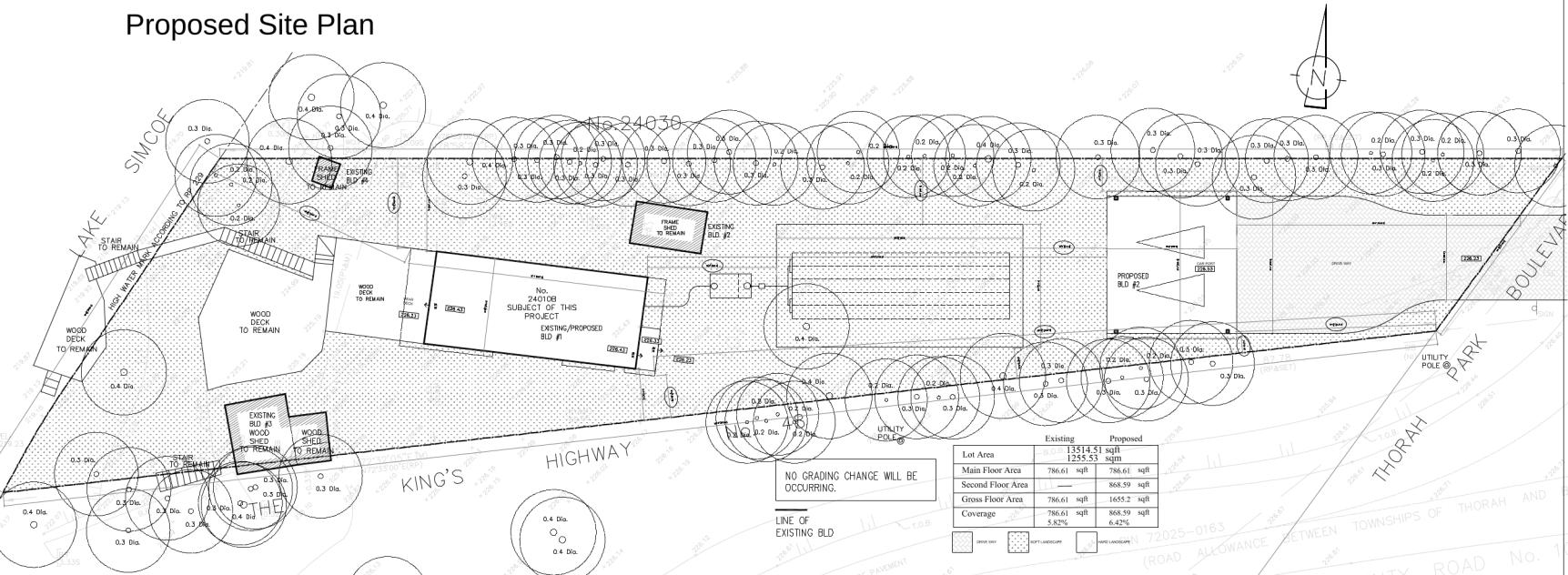
Key Map



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.
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Proposed Site Plan



NO GRADING CHANGE WILL BE OCCURRING.

LINE OF EXISTING BLD

	Existing	Proposed
Lot Area	13514.51 sqft 1255.53 sqm	
Main Floor Area	786.61 sqft	786.61 sqft
Second Floor Area	—	868.59 sqft
Gross Floor Area	786.61 sqft	1655.2 sqft
Coverage	786.61 sqft 5.82%	868.59 sqft 6.42%



Excavation and Backfill

- Excavation shall be undertaken in such a manner so as to prevent damage to existing structures, adjacent property and utilities.
- The topsoil and vegetable matter in unexcavated areas under a building shall be removed. The bottom of excavations for foundations shall be free of all organic material.
- If termite are known to exist, all stumps, roots

Concrete Floor Slabs

- Concrete support and exterior stairs and exterior steps shall be 4000 psi concrete with 5-8% or equivalent.
- Other than 3500 psi concrete.
- Minimum 4" thick, placed on a minimum 4" of coarse, clean, granular material.
- All fill other than rubble stone material placed beneath concrete slabs shall be compacted to

Roof & Decks

- Hip and valley rafter shall be deeper than common rafters.
- 2x6 valley ties @ rafter spacing with 1x4 continuous laps at mid span if collar tie exceeds 7' 10" in length.
- No. 210 (30.5kg/m2) osb/ply sheathing

Natural Ventilation

- Every roof space above an insulated ceiling shall be ventilated with unobstructed openings equal to not less than 1/300 of insulated area.
- Insulated roof spaces not incorporating an attic shall be ventilated with unobstructed openings equal to not less than 1/150 of insulated area.
- Roof vents shall be uniformly distributed and designed to prevent the entry of rain, snow or insects.

Handrails and Guards

- A handrail is required for interior stairs containing more than 2 risers and exterior stairs containing more than 3 risers.
- Guards are required around every accessible surface which is more than 23 5/8" above the adjacent level.
- Interior and exterior guards min. 2' 11" high.
- Exterior guards shall be 3' 6" high where height above adjacent surface exceeds 5' 11"