



Notice of a Committee of Adjustment Hearing for Minor Variance Application

File No:	A/01/26
Owner:	R. Hague
Agent:	R. Randell
Address of Property:	B27160 & B27170 Cedarhurst Rd Part of Lot 17, Concession 4

Purpose and Effect of the Application

A Minor Variance application has been submitted requesting relief from Plate "C" of Zoning By-Law 287-78-PL (as amended) to reduce the interior side yard setback from 5m to 4.15m on the north side and 4.3m on the south side. The proposed variance is intended to facilitate the construction of a new dwelling on one merged lot to replace the two existing houses.

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:

February 17, 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 February 17 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 **February 17, 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.

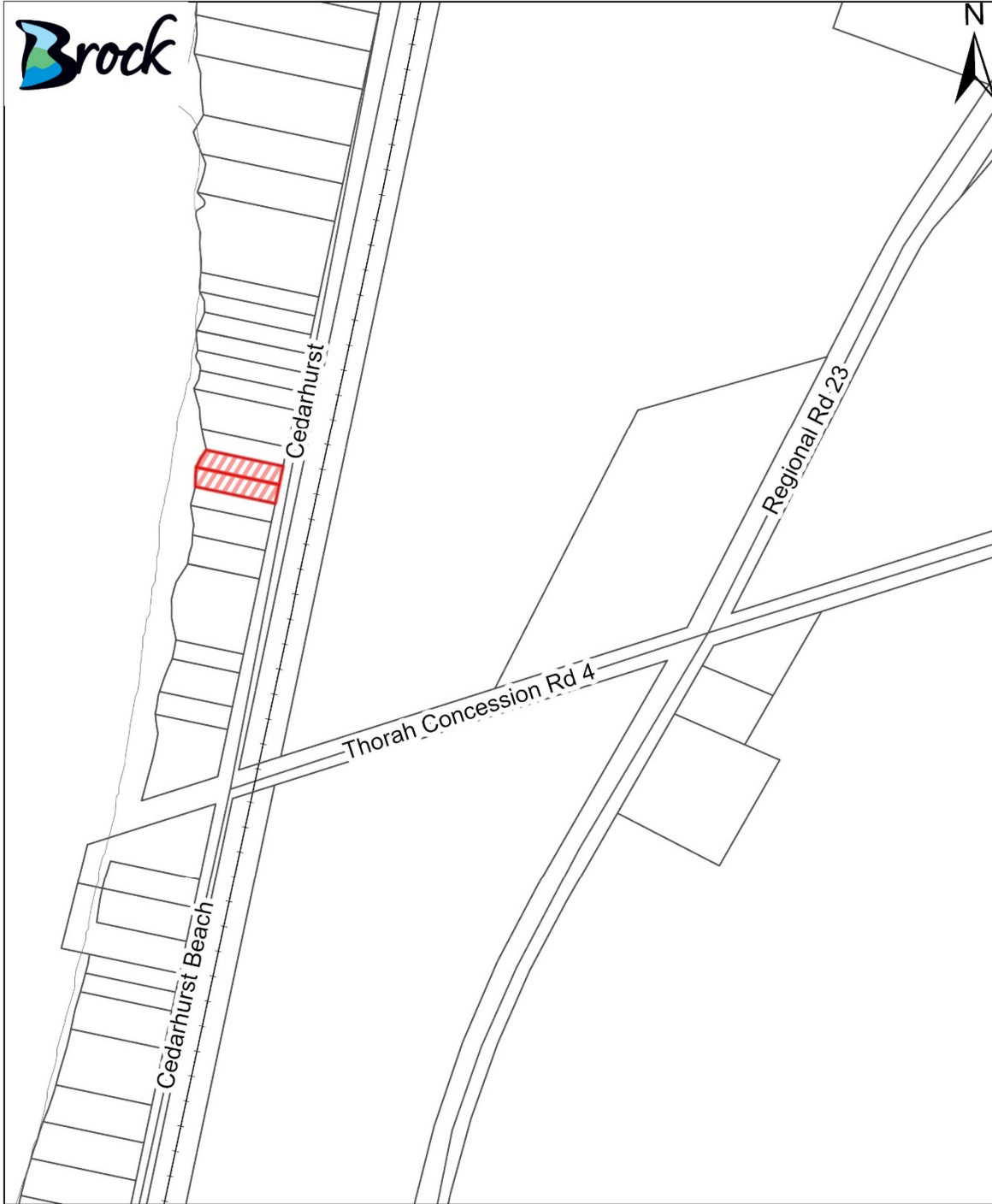
If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

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 January 22, 2026

Key Map

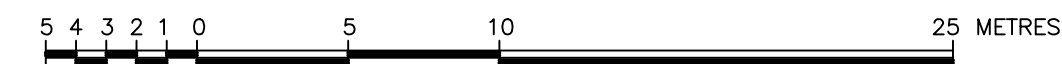


Data Sources: 2022 Orthography, First Base Solutions Inc., Regional Municipality of Durham, 2023 All rights reserved. May not be reproduced without permission. This is not a Plan of Survey.
DISCLAIMER - This map has been produced from a variety of sources. The Region of Durham and Township of Brock do 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.



TOPOGRAPHIC SKETCH ON
LOTS 15 & 16
REGISTERED PLAN 132
TOWNSHIP OF BROCK
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 250



LEGEND

- HP DENOTES HIGH POINT
- SW DENOTES SWALE
- 296.xx DENOTES EXISTING ELEVATION
- 226.xx DENOTES PROPOSED ELEVATION
- R DENOTES RISER
- FFE DENOTES FINISHED FLOOR ELEVATION
- TFW DENOTES TOP OF FOUNDATION WALL
- BS DENOTES TOP OF BASEMENT SLAB
- TOGW DENOTES TOP OF GARAGE WALL
- USF DENOTES UDRSIDE OF LOWER FOOTING
- DENOTES SILTATION CONTROL FENCE
- DENOTES RAIN WATER LEADER
- DENOTES SWALE DIRECTION

LEGEND

- SURVEY MONUMENT
- INV INVERT
- x SPOT ELEVATION
- OBV OBVERT
- 228.37 EXISTING ELEVATION
- MB MAILBOX
- BM BENCHMARK
- HV HYDRO VAULT
- SILL DOOR SILL
- PED PEDESTAL
- GF GARAGE FLOOR
- GV GATE VALVE
- HP HYDRO POLE
- TB TOP BANK
- FHYD FIRE HYDRANT
- BB BOTTOM BANK
- LS LIGHT STANDARD
- DS DOWNSPOUT
- MH MANHOLE
- AIRC AIR CONDITIONER
- CB CATCHBASIN
- GB GARBAGE BIN
- EP EDGE PAVEMENT
- CLC CENTRE LINE CREEK
- CLR CENTRE LINE ROAD
- WE WATER'S EDGE
- ES EDGE SHOULDER
- RW RETAINING WALL
- CLD CENTRE LINE DITCH
- WS WOOD STAKE
- TREE
- JL STUMP
- WW WALKWAY
- DR DRAIN
- PT PATIO

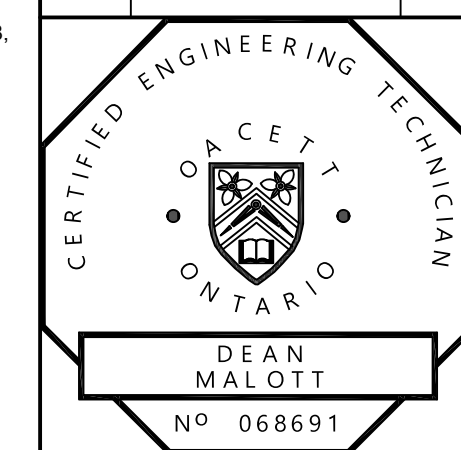
NOTES

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE OBSERVED TEMPORARY BENCHMARKS USING THE TOPNET LIVE NETWORK, UTM ZONE 17, NAD 83 (CSRS) (1997) AND ARE REFERRED TO THE CGVD28 (GEOID HT2_0) DATUM.

TOPOGRAPHIC INFORMATION OBTAINED FROM A FIELD INSPECTION TAKEN OVER MULTIPLE DAYS IN JANUARY, 2025.

THIS SKETCH IS PREPARED SOLELY FOR DESIGNING PURPOSES AND IS NOT A LEGAL SURVEY.

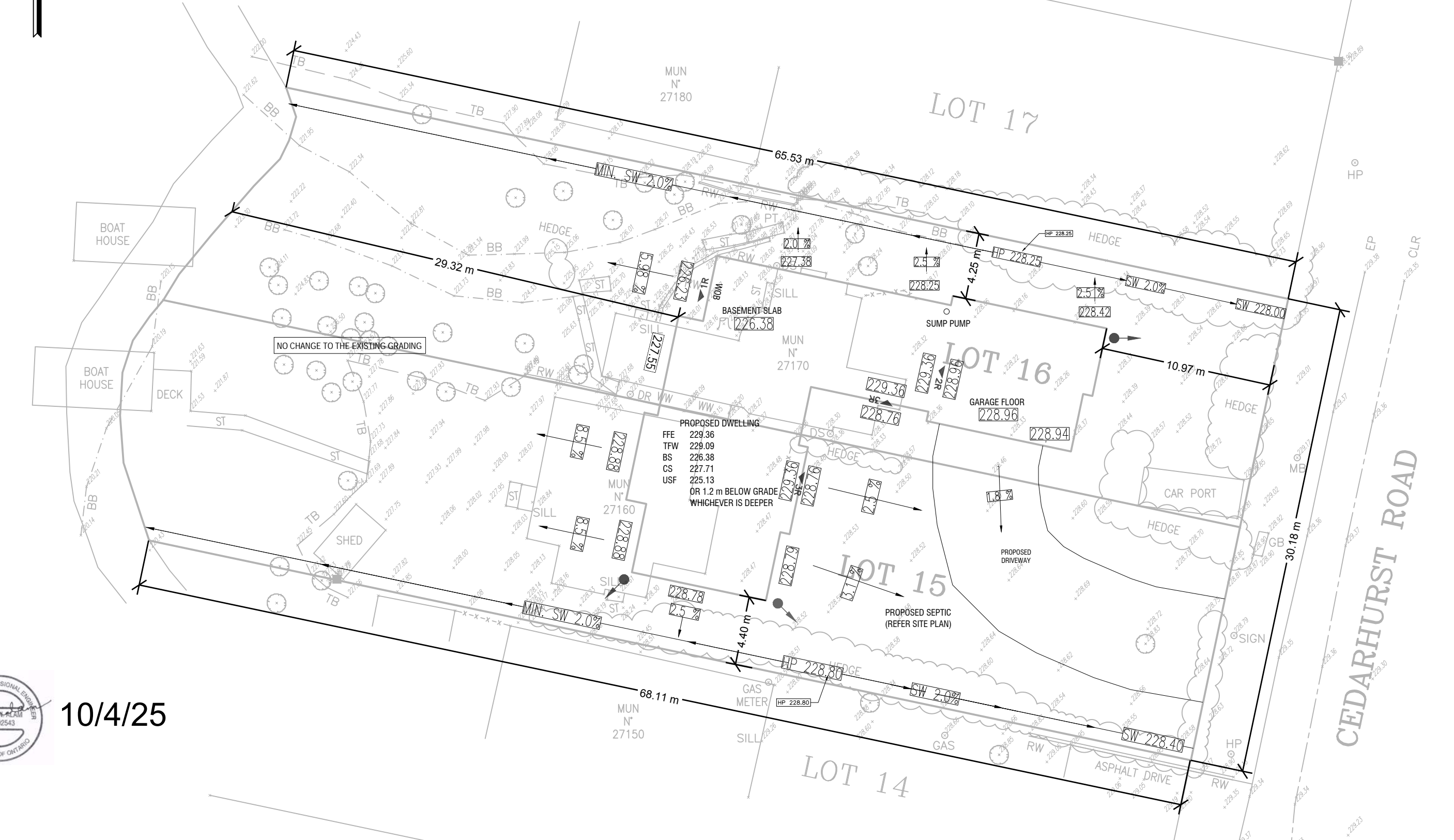
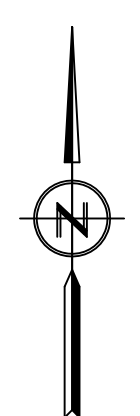
N°	MONTH/DAY/YEAR	DESCRIPTION	BY
1	APR/26/2025	PROPOSED HOUSE ADDED	D.E.M.
1	FEB/3/2025	TOPOGRAPHIC SKETCH	D.E.M.



DEMTECH
 Topographic Surveys are our Speciality

DEMTECH Services
 900 Hugel Avenue
 Midland, Ontario L4R 1X6
 705-427-0036
 dean@demtech.ca

FILE - 25-001	FOR - RANDELL
SCALE - 1 : 250	DRAWN - D.E.M.



10/4/25

- GENERAL NOTES**
1. ALL DOWNSPOUTS FROM THE EAVESTROUGH TO DISCHARGE ONTO CONCRETE SPLASH PADS WITH FLOWS DIRECTED AWAY FROM DWELLING AND TOWARDS THE ROADSIDE DITCH AND REAR YARD AREA.
 2. MAINTAIN EXISTING GRADES IN AREA AROUND TREES TO BE PRESERVED.
 3. ALL SURPLUS EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
 4. CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
 5. ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATED WITH TOPSOIL AND SODDING TO THE SATISFACTION OF THE TOWN OF EAST GWILLIMBURY.
 6. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES, THEY MUST BE REPORTED TO THE ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION.
 7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE ROAD ALLOWANCE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
 8. BUILDER TO VERIFY TO THE ENGINEER THAT THE FINAL FOOTING ELEVATION AND TOP OF FOUNDATION WALL ELEVATION ARE IN CONFORMITY WITH THE BUILDING CODE AND THE CERTIFIED GRADING PLAN PRIOR TO PROCEEDING.
 9. OUTSIDE FINISHED GRADE TO BE A MINIMUM OF 150mm BELOW BRICK/STONE VENEER ELEVATION.
 10. PRIOR TO ANY SODDING, THE BUILDER IS TO ENSURE TO THE SOIL CONSULTANT AND/OR THE ENGINEER THAT THE LOT HAS BEEN GRADED, TOPSOILED AND SODDED COMPLETELY WITH A MINIMUM DEPTH OF 100mm OF TOPSOIL AND No. 1 NURSERY SOD.
 11. NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
 12. DRIVEWAY GRADES SHOULD BE NOT LESS THAN 1.5% AND NOT GREATER THAN 6.0%.
 13. LAWN AND SWALES SHALL HAVE MINIMUM SLOPE OF 1.0% AND A MAXIMUM SLOPE OF 5.0%.
 14. WHERE GRADES IN EXCESS OF 5.0% ARE REQUIRED, THE MAXIMUM SLOPE SHALL BE 3:1.
 15. SEDIMENT CONTROL FENCING AND TREE PROTECTIVE HOARDING TO BE INSTALLED AS PER THE TOWN STANDARDS.
 16. ALL DAMAGED AND DISTURBED AREAS TO BE REINSTATED WITH TOPSOIL AND SOD.
 17. THIS DOCUMENT SHALL NOT BE CONSIDERED AS THE LEGAL SURVEY OF THE PROPERTY.

- NOTES:**
1. ALL ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACING OF ANY CONCRETE.
 2. PRIOR TO SWIMMING POOL WORKS PROCEEDING TO THE FINAL RELEASE STAGE, THE OWNER'S CONSULTANT MUST CERTIFY IN WRITING THAT ALL ELEVATIONS ARE IN CONFORMANCE WITH THE GRADING PLAN REVIEWED BY THE MUNICIPALITY.
 3. EXISTING BOUNDARY ELEVATIONS ALONG THE SITE PERIMETER SHALL REMAIN UNDISTURBED. DRAINAGE RECEIVED FROM ADJACENT PROPERTIES SHALL BE ACCOMMODATED AND DRAINAGE FROM THE SUBJECT LANDS SHALL BE SELF-CONTAINED.
 4. BOUNDARY TREES: IN ADDITION TO THE MUNICIPAL BY-LAWS, IT IS REQUIRED BY LAW IN THE PROVINCE OF ONTARIO TO OBTAIN THE CONSENT OF ANY BOUNDARY TREE'S OWNER(S) PRIOR TO INJURING OR REMOVING THAT TREE. PARAGRAPH 10 OF THE FORESTRY ACT, R.S.O. 1990, C. F.26 STATES THAT: 10. (2) EVERY TREE WHOSE TRUNK IS GROWING ON THE BOUNDARY BETWEEN ADJOINING LANDS IS THE COMMON PROPERTY OF THE OWNERS OF THE ADJOINING LANDS. 1998, C. 18, SCHED. I, S. 21. (3) EVERY PERSON WHO INJURES OR DESTROYS A TREE GROWING ON THE BOUNDARY BETWEEN ADJOINING LANDS WITHOUT THE CONSENT OF THE LAND OWNERS IS GUILTY OF AN OFFENCE UNDER THIS ACT. 1998, C. 18, SCHED. I, S. 21. THE DETERMINATION OF OWNERSHIP OF THE SUBJECT TREE(S) IS THE RESPONSIBILITY OF THE APPLICANT. ANY CIVIL OR COMMON-LAW ISSUES BETWEEN PROPERTY OWNERS WITH RESPECT TO JOINT/MULTIPLE OWNERSHIP OF TREES MUST BE RESOLVED BY THE APPLICANT. A PERMIT/APPROVAL TO INJURE OR DESTROY TREE(S) ON PRIVATE PROPERTY DOES NOT GRANT AUTHORITY TO ENCRoACH IN ANY MANNER OR ENTER ONTO ADJACENT PRIVATE PROPERTIES.
 5. HE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CONSTRUCTION ACTIVITY AND FINAL PRODUCT CONFORM TO ALL MUNICIPAL BY-LAWS.
 6. EXISTING DRAINAGE TO REMAIN UNALTERED.
 7. 0.6 M AREA TO REMAIN UNALTERED AND UNDISTURBED AT LOT LINES.
 8. ANY DAMAGES TO MUNICIPAL SERVICES AND/OR ADJACENT PROPERTIES MUST BE RESTORED BY THE HOMEOWNER AND/OR THEIR CONTRACTOR.
 9. ALL PROPOSED SWALES TO BE 2% MIN. TO 5% MAX., WITH MINIMUM DEPTH OF 0.15 M.
 10. TRANSITIONAL SLOPES NOT TO EXCEED 3:1.
 11. BOULEVARD AND SIDEWALK (IF APPLICABLE) TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
 12. THE OWNER IS RESPONSIBLE TO ENSURE ALL CONSTRUCTION AND GRADING CONFORM WITH THIS APPROVED SITE GRADING PLAN OR SITE ALTERATION PLAN AND TO THE SATISFACTION OF MUNICIPAL STAFF. ANY DEVIATION FROM THIS APPROVED SITE GRADING PLAN OR SITE ALTERATION PLAN COULD RESULT IN AN AMENDMENT TO THE SITE PLAN AGREEMENT OR SITE ALTERATION PERMIT AND/OR DELAY RELEASE OF THE SECURITY DEPOSIT.

BUILDING AREA: 332.68 sqm.
 LOT AREA: 2077.22 sqm.
 LOT COVERAGE: 16.01 %