



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

<b>File No:</b>	A/06/25
<b>Owner:</b>	K. Northover
<b>Agent:</b>	Melissa Markham Planning
<b>Address of Property:</b>	S1114 Concession 4, Part of Lot 12, Concession 3

Notice of minor variance application A/06/25 was circulated on May 30, 2025. The application was discussed at the Committee of Adjustment meeting on June 17, 2025. The Committee deferred the application to the July 15, 2025 meeting and requested additional information from the applicant.

### **Purpose and Effect of the Application**

The purpose of the application is to facilitate the construction of a new dwelling with a secondary unit. Minor variance application A/06/25 is requesting relief from Section 9.25.4 (Provisions for Special Zone Categories) and Section 6(n) of Zoning By-Law 287-78-PL (as amended) to:

- reduce the interior side yard setbacks from 6.37m to 4.0m on the west side and 2.0m on the east side;
- increase the total floor area permitted for a secondary unit from 50% to 75% of the gross floor area of the main house; and
- allow for two entrances on the front façade of the house.

### **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:

**July 15, 2025 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](mailto:planning@brock.ca) by noon on July 15 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](mailto: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 **July 15, 2025** 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](mailto: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 June 27, 2025

## Key Map



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**Subject Property**

