



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

<b>File No:</b>	A/03/26
<b>Owner:</b>	M. Lohnert
<b>Property Location:</b>	147 Cameron Street West (Cannington) Part of Lot 20, Concession 12

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

The owner is proposing a detached garage in the front yard. Minor variance application A/03/26 was discussed at the Committee of Adjustment meeting on May 19, 2026. The Committee deferred the variances requested for the detached garage in order for the applicant to provide a revised plan in response to the agency and Committee comments received.

The following relief is being requested from Zoning By-Law 287-78-PL (as amended):

- permit a detached garage in front of a house with a minimum front yard setback of 13m;
- increase the maximum parking area allowed in front of a residential dwelling from 55% to 85% of the lot frontage;
- increase the maximum lot coverage for accessory buildings from 7.5% to 9.2%;
- reduce the interior side yard setback for a detached garage from 1.2m to 1m on the west side; and
- increase the maximum height for a detached garage from 4m to 4.1m.

### **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](mailto: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. If you join the meeting after 7:00pm this application may have already been heard and a decision rendered.

**Written comments or questions** 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 submissions 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, 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 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.

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



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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.



FILE: FOLDER: XXXX



### KEY PLAN

1:1600

### GENERAL NOTES

ALL SITE INFORMATION DERIVED FROM PARTIAL UNDATED SURVEY, DURHAM GIS AND SITE MEASUREMENTS.

ALL MEASUREMENTS ARE APPROXIMATE IN METRES UNLESS NOTED. THIS IS NOT A SURVEY.

VERIFY ALL SITE CONDITIONS BEFORE COMMENCEMENT OF ANY WORK.

#### ZONING DATA

R1 Residential  
MAXIMUM LOT COVERAGE FOR ACCESSORY BUILDINGS - 7.5%  
MAXIMUM LOT COVERAGE - 40%

#### SITE STATISTICS

LOT AREA = 1139 sq. m  
BUILDING AREA OF DWELLING = 95.9 sq. m  
BUILDING AREA OF EXISTING SHED = 21.2 sq. m  
BUILDING AREA OF PROPOSED ACCESSORY = 83.6 sq. m  
BUILDING AREA OF PROPOSED COVERED PATIO = 48.4 sq. m

PROPOSED LOT COVERAGE - 21.9%  
PROPOSED LOT COVERAGE FOR ACCESSORY BUILDINGS - 9.2%



I warrant, authorize, review and take responsibility for the design of this drawing. I am a duly registered professional under the Engineering Act, R.S. 37:282.1 of the State of North Carolina and the firm is registered in the appropriate classes/categories.

Design Firm BCN: 100930  
Individual BCN: 40478

Signature:

STATUS: Building Permit

PLOTTED:

SCALE: 1:400

DWN BY: WCN

DATE: May 21, 2026

REV:

Mitch Lohnert  
Detached Accessory Building  
147 Cameron Street West, Camington  
Site Plan

PROJECT

TITLE

SHEET No.

1 OF 4

DRAWINGS ARE NOT TO BE SCALED. REPORT ANY DISCREPANCIES TO SUNRISE DRAFTING BEFORE PROCEEDING WITH THE WORK.