



Notice of a Committee of Adjustment Hearing for Minor Variance Application

File No:	A/12/25
Owner:	S. Barnett
Agent:	D. Evans
Address of Property:	B385 Thorah Concession Rd 2 Part of Lot 21, Concession 2

Purpose and Effect of the Application

A Minor Variance application has been submitted requesting relief from Plate "C" and Section 10.1(m) of Zoning By-Law 287-78-PL (as amended) to reduce the front yard setback from 11m to 7.9m for the house, reduce the front yard setback from 9.5m to 5.7m for the front porch, reduce the side yard setbacks from 5m to 3m on the west side for the house, and reduce the side yard setback from 3.5m to 3m on the west side for the front porch. The proposed variances are intended to facilitate the reconstruction of the house, along with a new front porch and rear deck.

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:

November 18, 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 by noon on November 18 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 **November 18, 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

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.

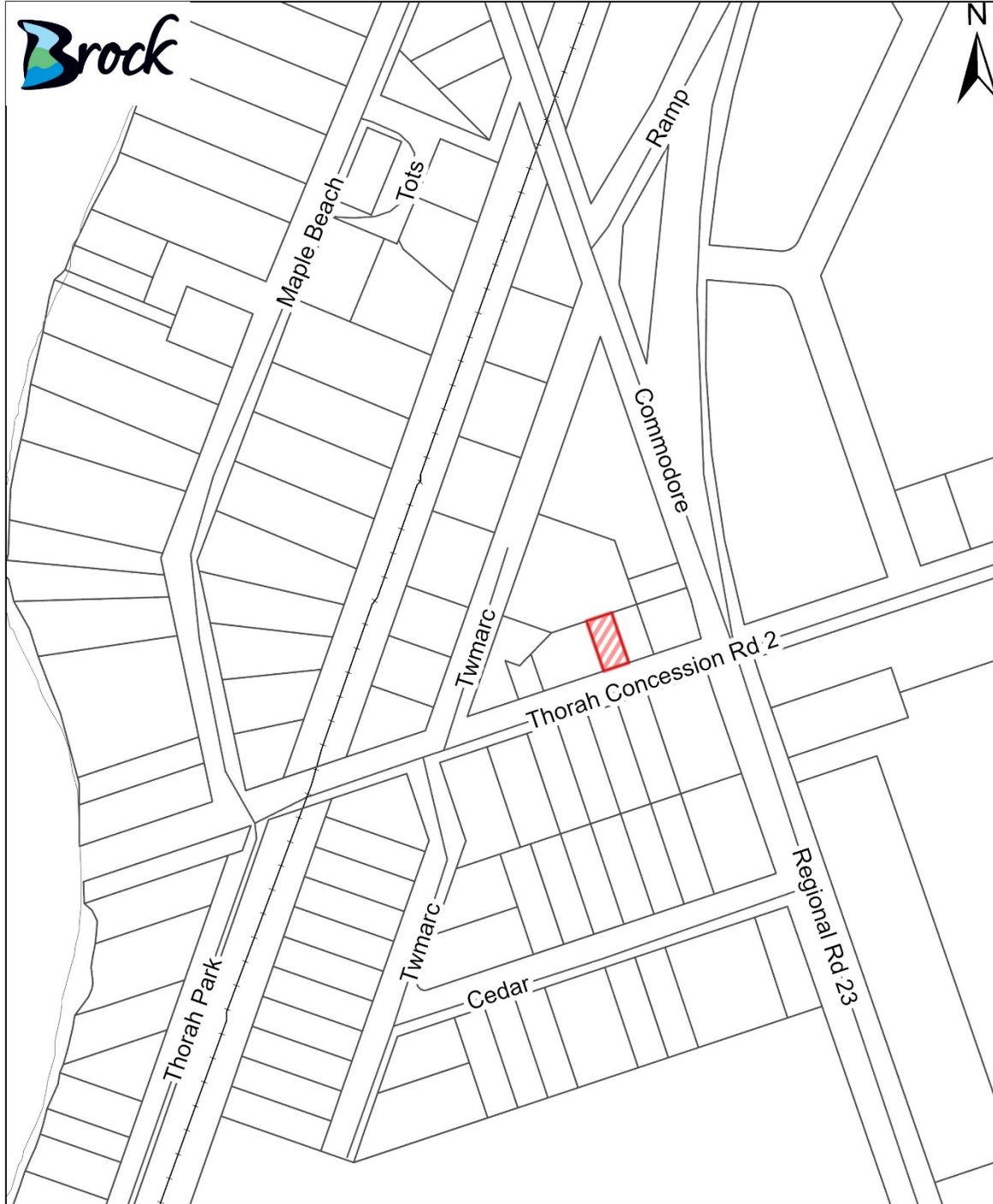
If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

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 October 29, 2025

Key Map



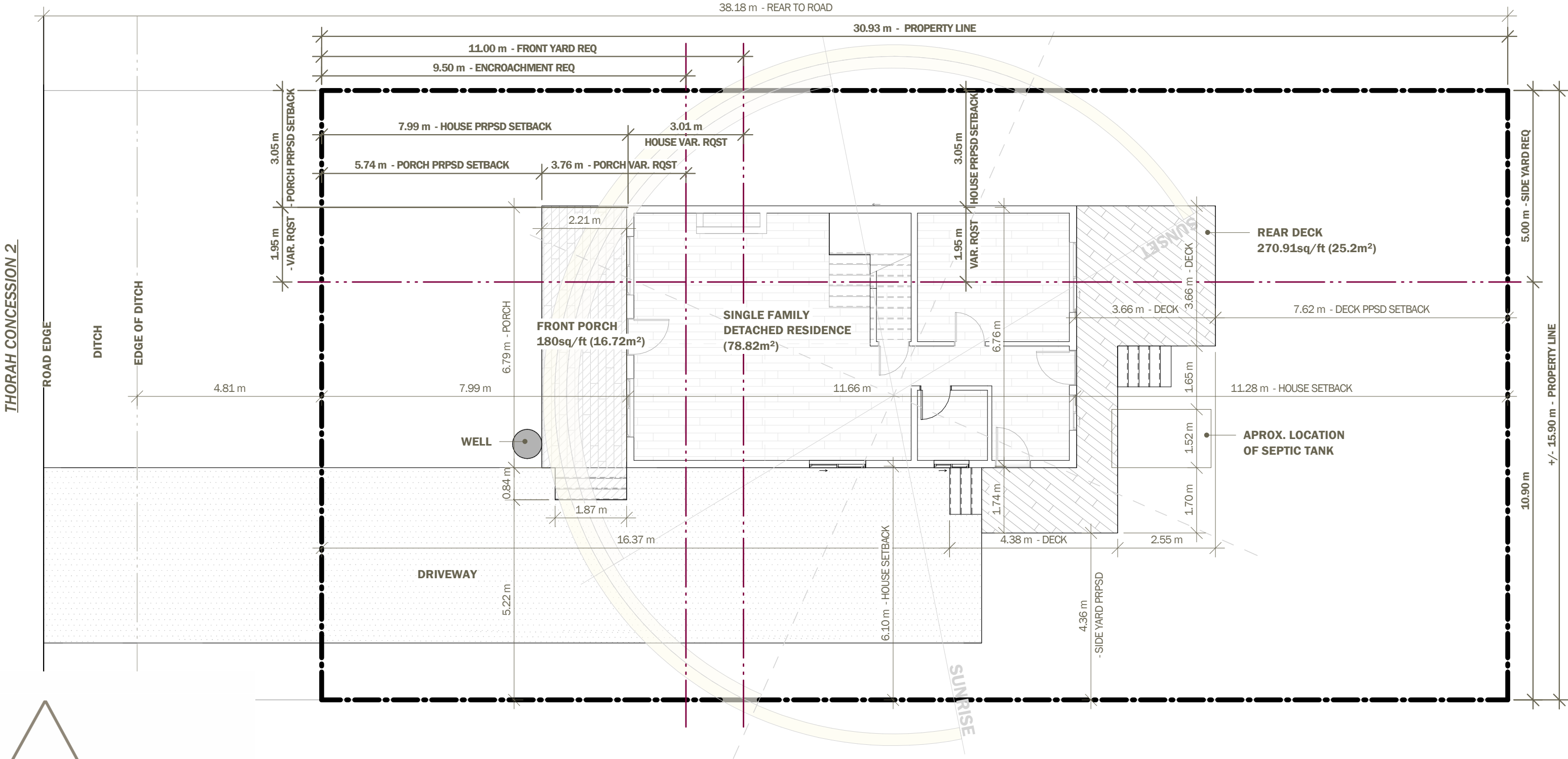
Data Sources: 2022 Orthography, First Base Solutions Inc., Regional Municipality of Durham, 2023 All rights reserved. May not be reproduced without permission. This is not a Plan of Survey.
 DISCLAIMER - This map has been produced from a variety of sources. The Region of Durham and Township of Brock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



Subject Property



NO CHANGE TO SIZE OR OFFSETS OF
EXISTING SINGLE FAMILY DETACHED
RESIDENCE : 78.82m²



Evans
- DESIGN
DANA EVANS - OWNER & DESIGNER
647-297-8300 dana@evans-design.ca
15905 Side Rd.17, Sunderland ON L0C 1H0

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, & HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C - 3.2.5.1 OF THE BUILDING CODE
NAME DANA EVANS BCIN 100332
REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C - 3.2.4.1 OF THE BUILDING CODE
FIRM NAME EVANS-DESIGN BCIN 204909

Revisions		
0	Building Permit Application	2025/05/30
1	Front Porch MV & BP APP	2025/07/04
2	Engineering (Blue)	2025/07/16
4	Minor Variance App	2025/09/11

Project Name
Thorah Renovate

Project Address
**385 Thorah Con 2,
Beaverton ON**

Current revision Date
2025/09/11

Project No.
25-007

SITE PLAN

A0.1