



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

<b>File No:</b>	A/09/25
<b>Owner:</b>	S. & L. Robinson
<b>Agent:</b>	Design by Bobbi (B. Leppington)
<b>Address of Property:</b>	B378 Thorah Concession Rd 2 Part of Lot 21, Concession 1

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

A Minor Variance application has been submitted requesting relief from Section 10.1(d) of Zoning By-Law 287-78-PL (as amended) increase the height of an accessory building in a Residential Zone from 4m to 4.7m. The proposed variance is intended to facilitate the construction a new detached garage.

### **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:

**September 16, 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 September 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](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 **September 16, 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.

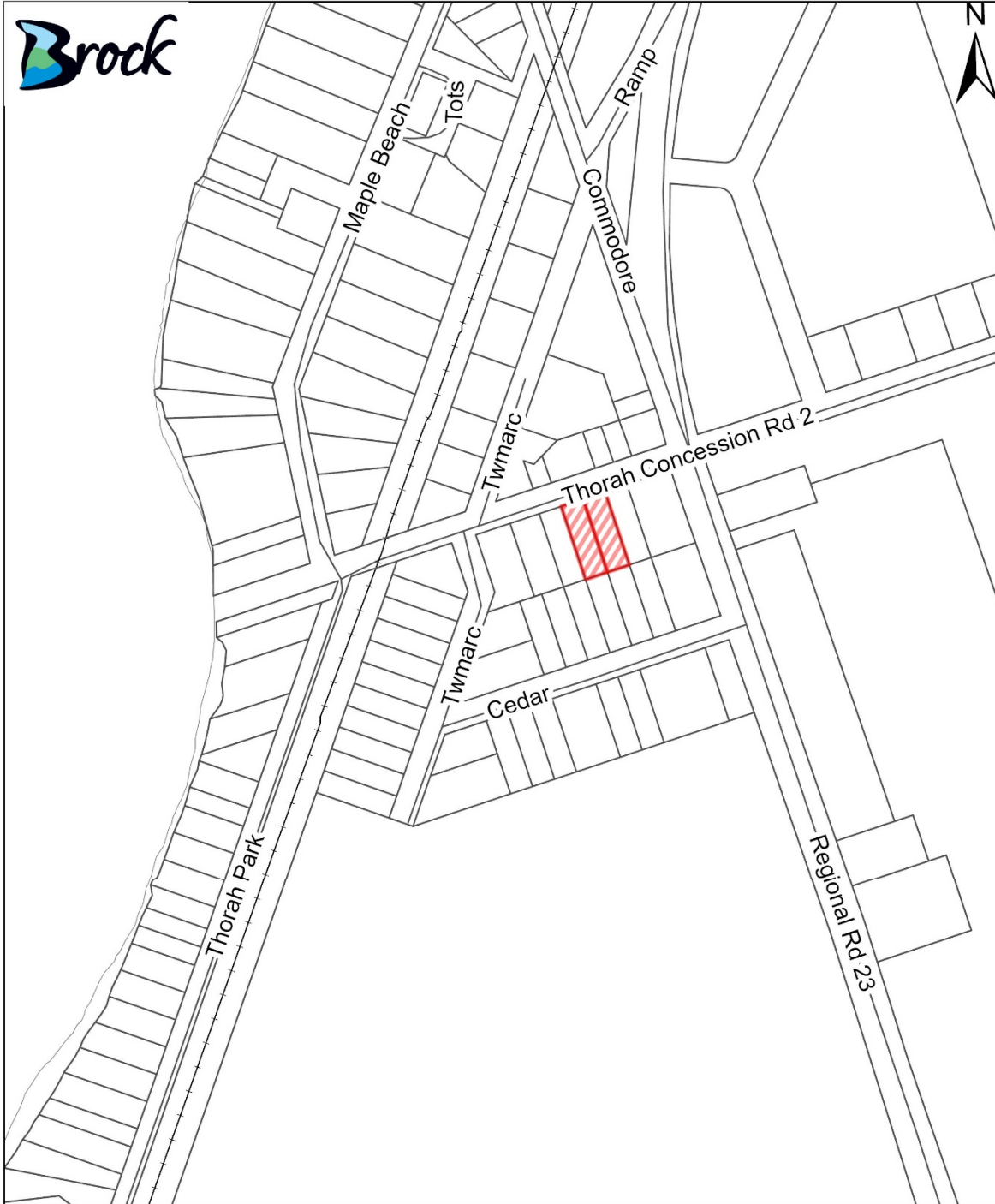
If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

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 August 19, 2025

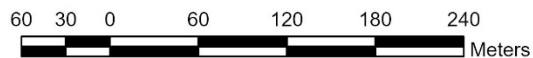
## Key Map



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.

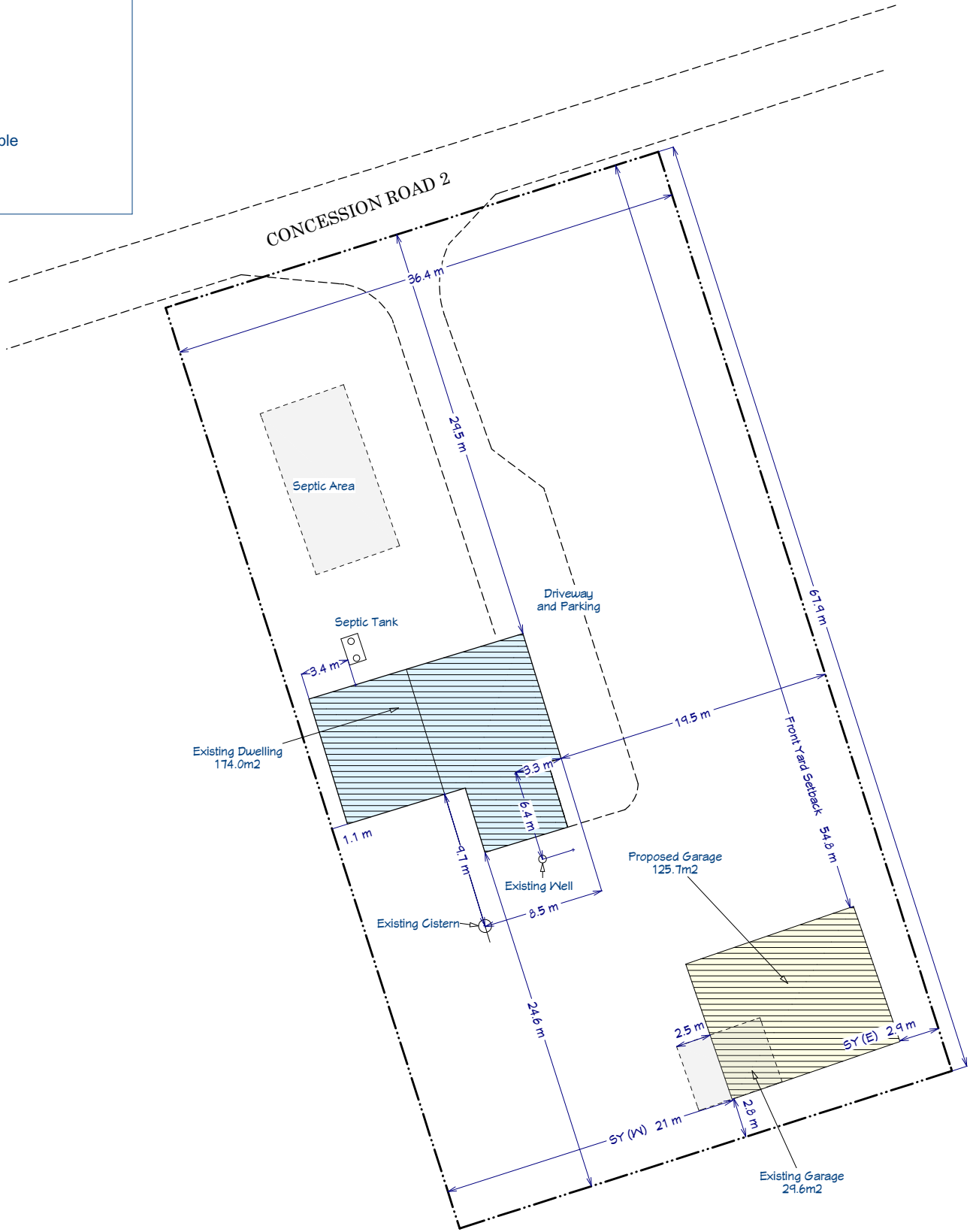


**Subject Property**



Lot Coverage					
Existing Dwelling	174.0m2				
Existing Garage	29.6m2				
Total	203.6m2				
Proposed Garage	125.7m2				
Total	299.7m2				
Lot Coverage	Full Lot (2474.6m2 )	Required 30%	Existing 8.2%	Proposed 12.1%	Acceptable Yes

BROCK TOWNSHIP ZONING				
LOT SETBACKS				
Proposed Addition	Required	Proposed	Acceptable	
FY	15.0m	54.8m	Yes	
SY(E)	1.2m	2.9m	Yes	
SY(W)	1.2m	21.0m	Yes	
RY	1.2m	2.8m	Yes	



Site Plan for reference only.  
No Survey Data was available.



Design By Bobbi

CONTACT INFORMATION:

Name: Bobbi Leppington  
Phone: 705-321-8916  
Email: designbybobbi@gmail.com  
  
Location: 190 Taylor Road  
Bracebridge On.  
P1L 1J9

GENERAL NOTE:

THESE DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS MUST BE VERIFIED BY  
CONTRACTOR PRIOR TO COMMENCEMENT  
OF ANY WORK. ANY DISCREPANCIES MUST  
BE REPORTED DIRECTLY TO THE DESIGNER.

PROJECT INFORMATION:

Stu and Lisa Robinson  
B378 Concession Road 2  
Brock Township

THE UNDERSIGNED HAS REVIEWED AND TAKES  
RESPONSIBILITY FOR THIS DESIGN, AND HAS THE  
QUALIFICATIONS AND MEETS THE  
REQUIREMENTS SET OUT IN THE ONTARIO  
BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION:

18465 B. Leppington

BCIN SIGNATURE

REGISTRATION INFORMATION:

103806 Design by Bobbi

BCIN FIRM NAME

REVISIONS

NUM	DATE	REVISED BY	DESCRIPTION
01	25.06.12	SLR	SITE PLAN
02	25.08.16	SLR	For Permit
03			
04			

DRAWN BY:

STEVE ROSSITER

SCALE:

1 : 400

DRAWING:

SITE PLAN

PROJECT NUMBER:

2025-058

SHEET NUMBER:

SP 1.0





3D RENDERINGS NOT TO SCALE.

