



Notice of a Committee of Adjustment Hearing for Minor Variance Application

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

Purpose and Effect of the Application

A Minor Variance application has been submitted requesting relief from Zoning By-Law 287-78-PL (as amended) to facilitate the construction of a new detached garage, as well as a new attached carport and a new covered porch on an existing house on the lot.

The following variances are being requested:

- permit a detached garage in front of a house with a minimum front yard setback of 8m;
- 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 of a two-storey house from 1.8m to 1.2m on the west side and from 5m to 3.2m on the east side;
- reduce the interior side yard setback for a proposed attached carport from 1.2m to 0.36m with a required setback for the eaves of 0.15m; and
- reduce the minimum side yard setback for a proposed covered porch from 3.5m to 2.6m on the east side.

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:

May 19, 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 May 19 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 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 **May 19, 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

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.

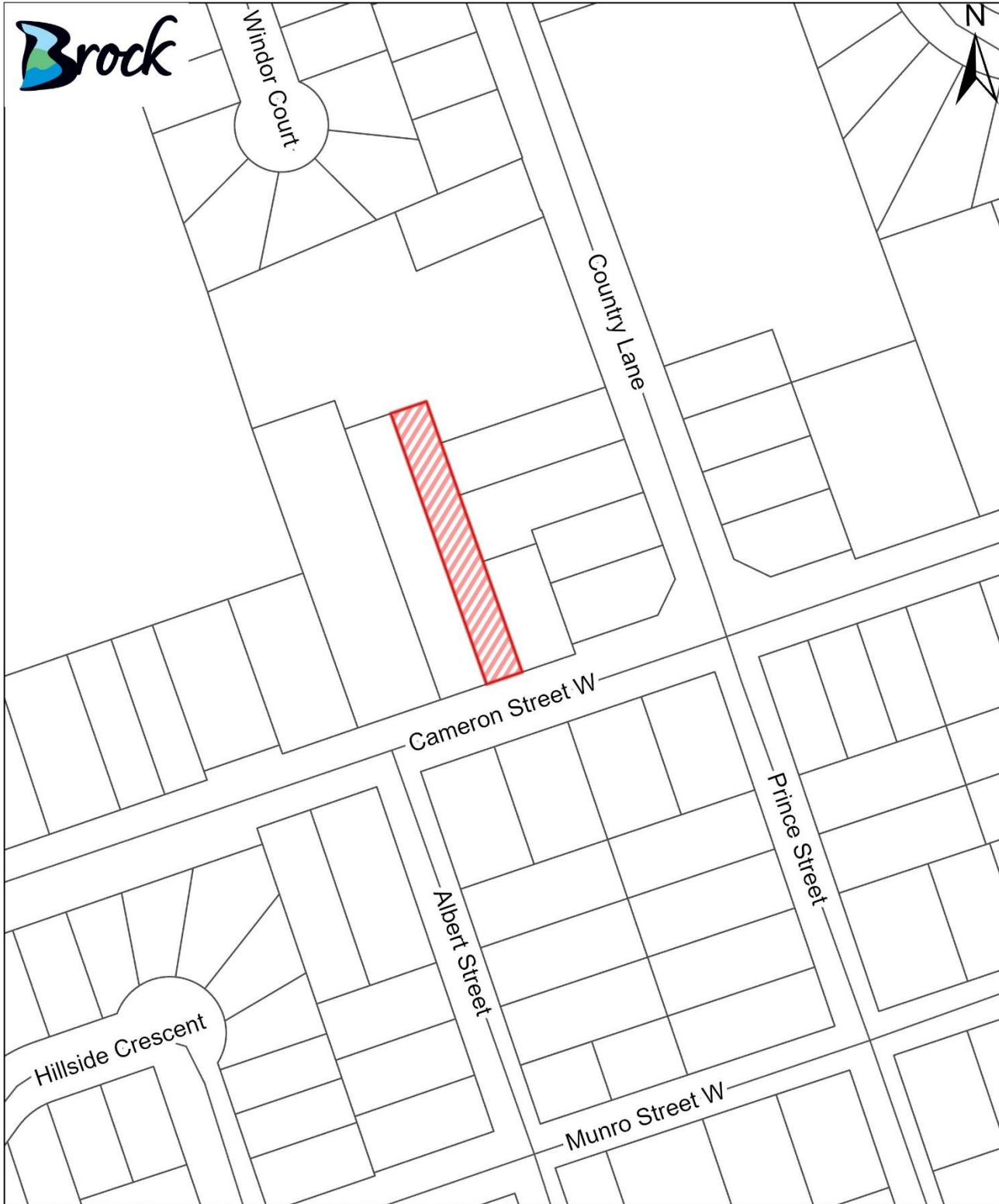
If you do not attend this hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice.

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 April 27, 2026

Key Map



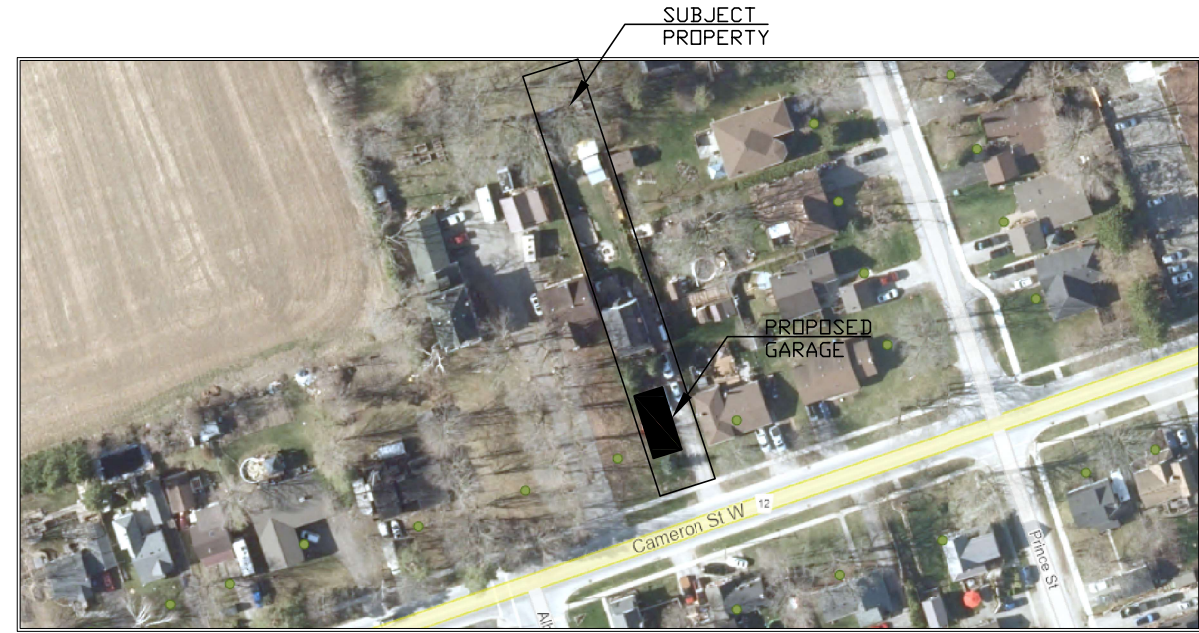
Data Sources: 2022 Orthography, First Base Solutions Inc., Regional Municipality of Durham, 2023 All rights reserved. May not be reproduced without permission. This is not a Plan of Survey.

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.



FOLDER: XXXX

FILE:



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 CARPORT = 24 sq. m
 BUILDING AREA OF PROPOSED COVERED PATIO = 48.4 sq. m

PROPOSED LOT COVERAGE - 24%
 PROPOSED LOT COVERAGE FOR ACCESSORY BUILDINGS - 9.2%



I warrant that I have reviewed the design and take responsibility for the design work on behalf of our firm. Sunrise Drafting is registered under Division C, Part 3 (3.2.4) of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Design Firm BCIN: 100930
 Individual BCIN: 40478
 Signed: _____

STATUS: Preliminary

PLOTTED:

SCALE: 1:400

DWN BY: WCN

DATE: April 9, 2026

REV:

PROJECT

SHEET No.

1 OF 4

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

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