Notice of a Committee of Adjustment Hearing for Minor Variance Application

File No:	A/12/26
Owner:	A. Robinson
Agent:	R. Hayter
Address of Property:	B24160 Thorah Park Blvd. Part of Lot 23, Concession 1

Purpose and Effect of the Application

A Minor Variance application has been submitted requesting relief from Plate C (Provisions for Residential Uses) of Zoning By-Law 287-78-PL (as amended) to reduce the interior side yard setback from 5 metres to 4.3 metres on the north side and 1.5 metres on the south side. The proposed variances are intended to facilitate the construction of a new single detached dwelling to replace the existing dwelling.

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 17, 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 November 17 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 17, 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 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.

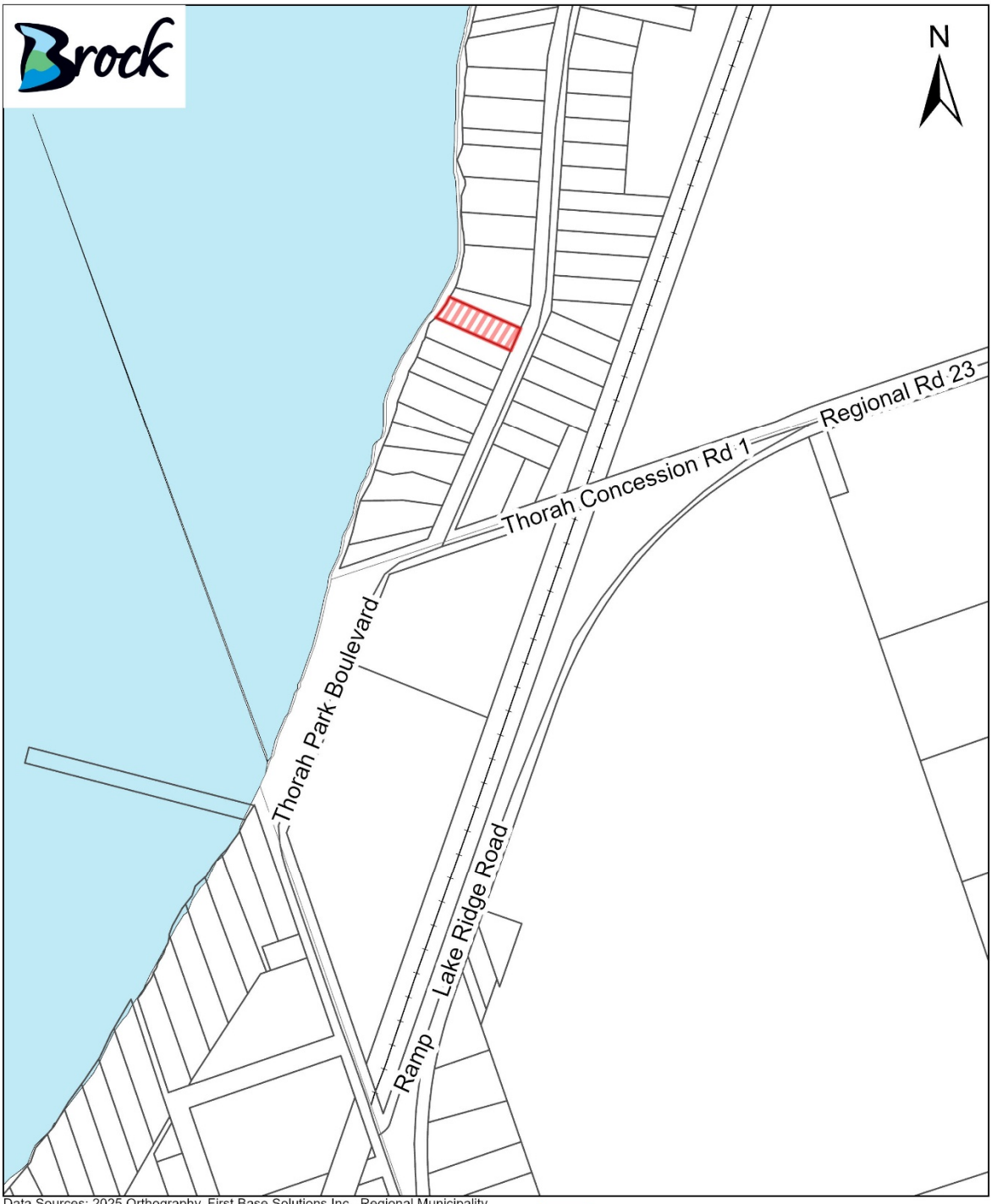
If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

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 23, 2026

Key Map



Data Sources: 2025 Orthography, First Base Solutions Inc., Regional Municipality of Durham, 2026 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

70 35 0 70 140 210 280
Meters

GENERAL NOTES:

1. DRAINAGE SHALL BE SELF–CONTAINED ON SITE BY THE CONSTRUCTION OF SWALES OR DRAIN TO A PROTECTED OUTLET. DRAINAGE SHALL NOT IMPACT ADJACENT PROPERTIES.
2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT–OF–WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREA, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY OF THE ENVIRONMENTAL AGENCIES.
3. INTERIM GRADING MEASURES MAY BE REQUIRED DURING BUILDING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBOURING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A PROTECTED OUTLET.
4. ALL DOWNSPOUTS AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ONTO A SPLASH PAD OR APPROVED EQUIVALENT.
5. SUMP PUMP DISCHARGE POINTS MUST BE WHOLLY WITHIN PRIVATE PROPERTY.
6. THE OWNER/BUILDER IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
7. ALL DISTURBED AREAS ARE TO BE SODDED OR SEEDED OVER A MINIMUM OF 150MM OF TOPSOIL OR APPROVED EQUIVALENT.
8. THE OWNER/BUILDER MUST OBTAIN A ROAD OCCUPANCY PERMIT FROM PUBLIC WORKS PRIOR TO ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
9. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN FINAL GRADE AND TOP OF FOUNDATION WALL.
10. A COPY OF THE 'REVIEWED BY ENGINEERING' LOT GRADING AND DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
11. THE SUBMISSION OF THIS PLAN REPRESENTS THAT OWNER HEREBY ACKNOWLEDGES THAT ANY GRADING CHANGES THAT OCCUR THROUGH THE CONSTRUCTION THAT RESULT IN ADVERSE EFFECTS TO EXISTING ADJACENT PROPERTIES WILL RESULT IN AN AS–CONSTRUCTED SITE GRADING PLAN WILL BE REQUIRED.
12. BUILDER TO ENSURE MINIMUM OVERBURDEN FOR FROST PROTECTION ON FOOTINGS.
13. SWALES WITH LESS THAN 2% SLOPE HAVE POTENTIAL FOR PONDING WATER.
14. FOUNDATION TO BE STEPPED FROM REAR WALKOUT AROUND SIDES OF HOME. NO ELEVATIONS WILL BE LESS THAN 0.15m BETWEEN GROUND AND T.B.W.
15. IT IS THE RESPONSIBILITY OF THE CLIENT AND THEIR CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.

CIVIC ADDRESS: 24160 THORAH PARK BOULEVARD
OWNER: ELIZABETH & ANDREW ROBINSON
BUILDER:
BUILDING PERMIT No. _____
ROLL No. _____

FOR CONSTRUCTION PURPOSES ONLY

SITE GRADING PLAN OF

No. 24160 THORAH PARK BOULEVARD

GEOGRAPHIC TOWNSHIP OF THORAH
NOW IN THE
TOWNSHIP OF BROCK
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 200

5 0 5 10 metres

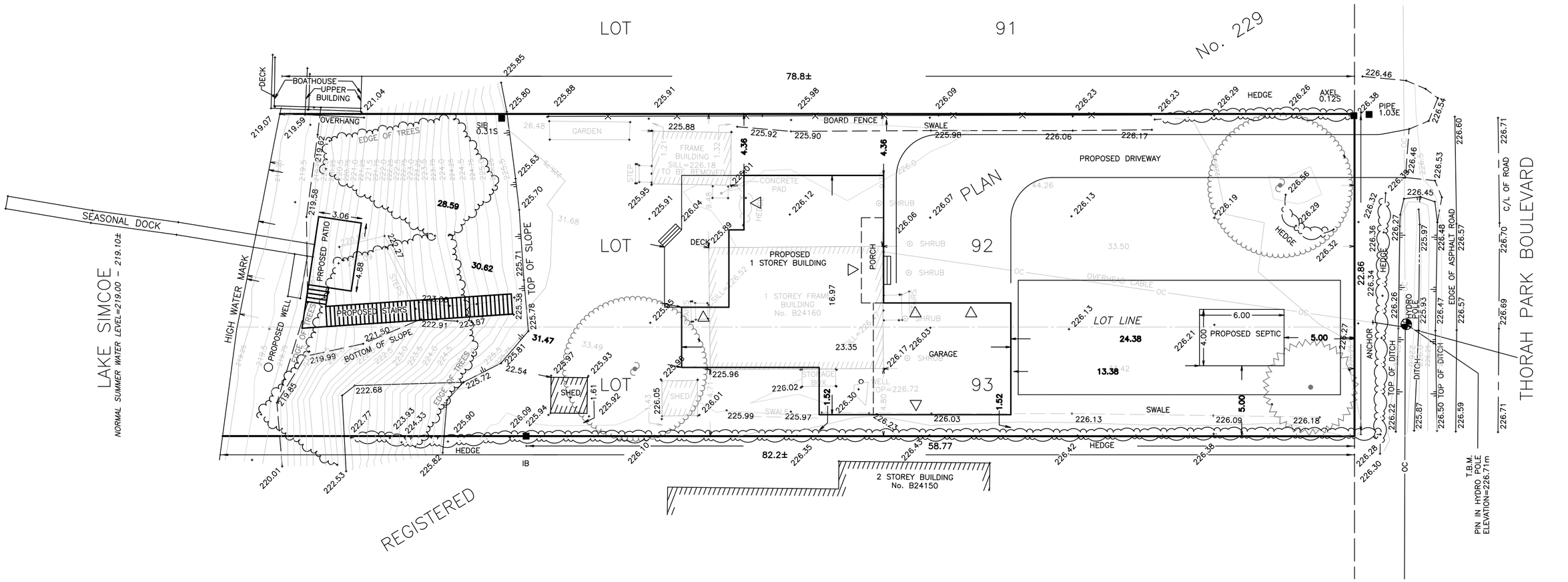
COE FISHER CAMERON, A DIVISION OF J.D. BARNES LIMITED
© COPYRIGHT 2026

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND:

- ■ – FOUND SURVEY MONUMENT
- SIB – STANDARD IRON BAR
- IB – IRON BAR
- 250.50 PROPOSED ELEVATION
- 249.36 GROUND ELEVATION
- SLOPE
- SWALE

- F.F.E. – FIRST FLOOR ELEVATION
- T.B.W. – TOP OF BASEMENT WALL
- T.B.S. – TOP OF BASEMENT SLAB
- T.G.S. – TOP OF GARAGE SLAB
- T.G.W. – TOP OF GARAGE WALL
- U.F. – UNDERSIDE OF FOOTING
- HP – HIGH POINT
- DS – DOWNSPOUT



CAUTION:

A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©.

ELEVATIONS:

ELEVATIONS SHOWN HEREON ARE GEODETIC DERIVED BY GPS OBSERVATIONS AND ARE REFERRED TO A TEMPORARY SITE BENCHMARK BEING A PIN IN A HYDRO POLE, HAVING AN ELEVATION OF 226.71m (CGVD–1928:1978).

NOTE:

LEGAL DESCRIPTION: LOT 92 AND PART OF LOT 93, REGISTERED PLAN No. 229, FORMERLY TOWNSHIP OF THROAH, NOW IN THE TOWNSHIP OF BROCK, REGIONAL MUNICIPALITY OF DURAHM.

SKETCH IS ORIGINAL IF EMBOSSED OR PDF CERTIFIED.

PROPERTY LIMITS ARE COMPILED FROM REGISTERED PLAN No. 229, INST. No. D492664 AND A SURVEYOR'S REAL PROPERTY REPORT BY H.F. GRANDER, O.L.S. DATED MAY 17, 1993.

THE FIELDWORK REPRESENTED BY THIS SITE PLAN WAS COMPLETED ON **DATE**.

ZONING	SR
LOT AREA	1791.6± SQ. m.
BUILDING AREA	246.43 SQ. m.

	F.F.E.	*
	T.B.W.	*
	T.B.S.	*
	T.G.S.	*
	U.F.	*

No.	DATE	DESCRIPTION

REVISIONS

SHEET 1

DATED:

GERALD G. HICKSON
ONTARIO LAND SURVEYOR

COE FISHER CAMERON
LAND SURVEYORS
SURVEYING MAPPING GIS
A Division of J.D. Barnes Limited
3 COMMERCE PLACE, UNIT 201, LINDSAY, ON K9V 0N5
T: (705) 324-4152 F: (705) 324-8406 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
RMM	GGH	26–17–137–01
PLOT DATE: 10/14/2026 12:38 PM		DATED: 10/13/2026

FILE: G:\26–17–137\01\Drawing\26–17–137–01.dwg