



Notice of a Committee of Adjustment Hearing for Consent Application

File No:	B/07/24
Owner:	S. Cowan
Agent:	Lakeshore Group c/o M. Cidylo
Address of Property:	94 Laidlaw St N and 108 Laidlaw St N Part of Lot 20, Concession 12

Purpose and Effect of the Application

A consent application has been submitted to convey a 261.5m² parcel of land from 94 Laidlaw St N to the adjacent property at 108 Laidlaw St N, retaining a 1,056.43m² residential lot with an 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 applications and make comments before a decision is made on the applications.

The virtual meeting will be held on:

February 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 February 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 **February 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 consent, 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 15 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.

If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person, or any public body may appeal this decision.

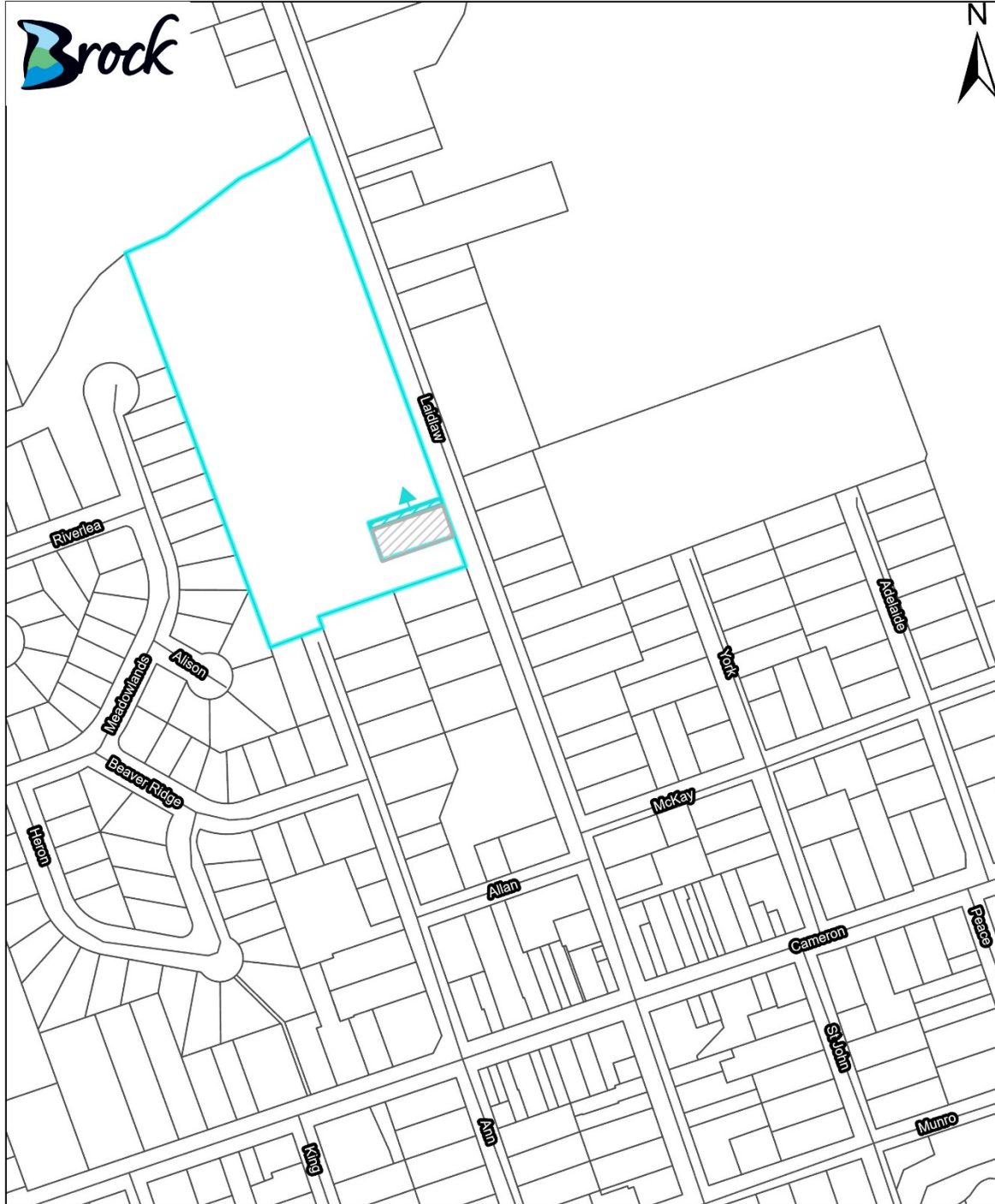


In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Personal information collected pursuant to the Planning Act will be used for the purposes of that Act.

Dated January 14, 2025

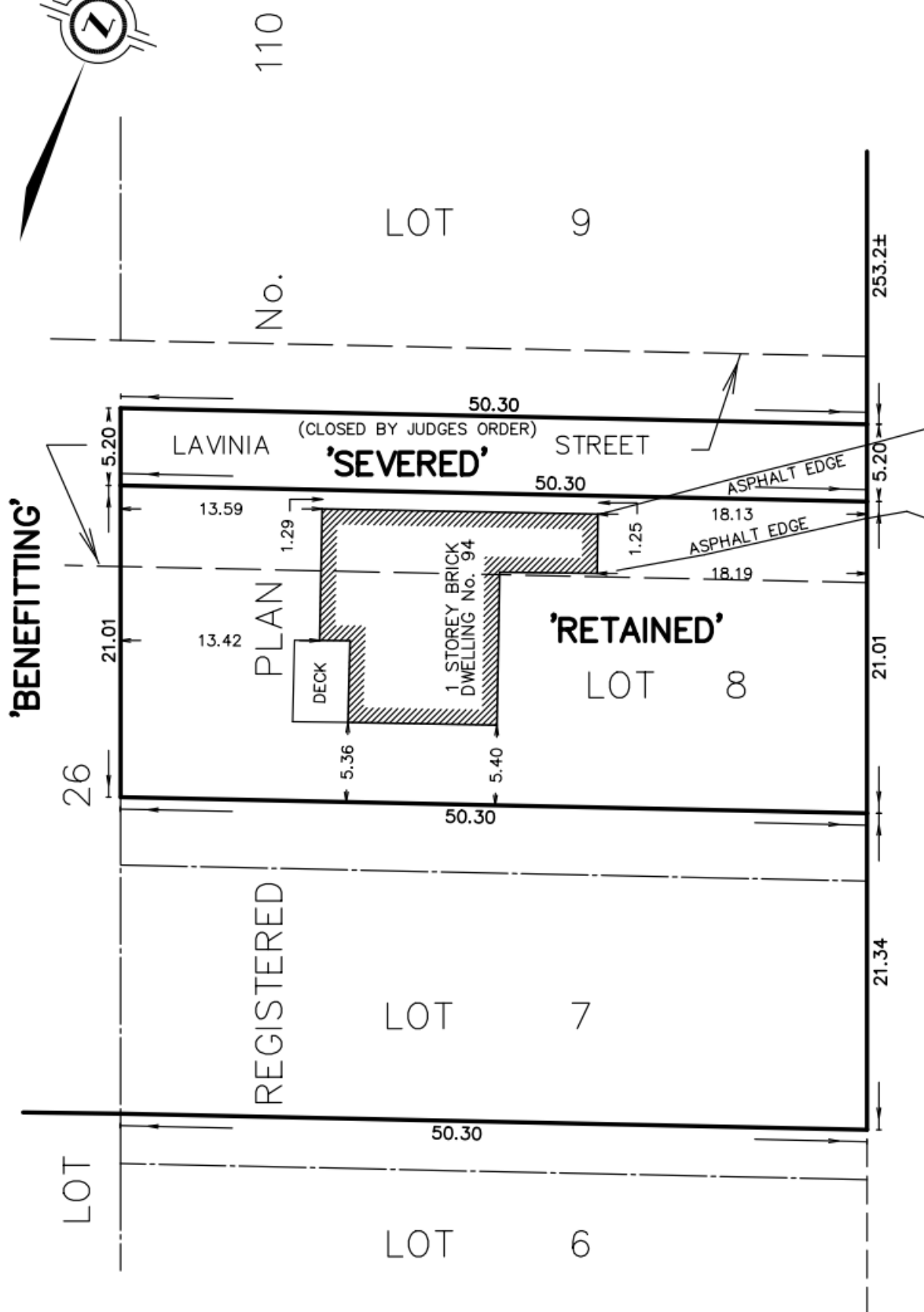
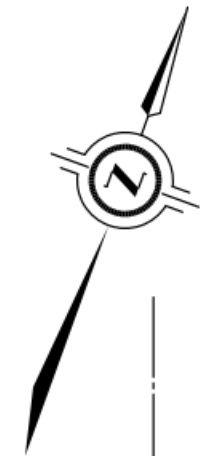
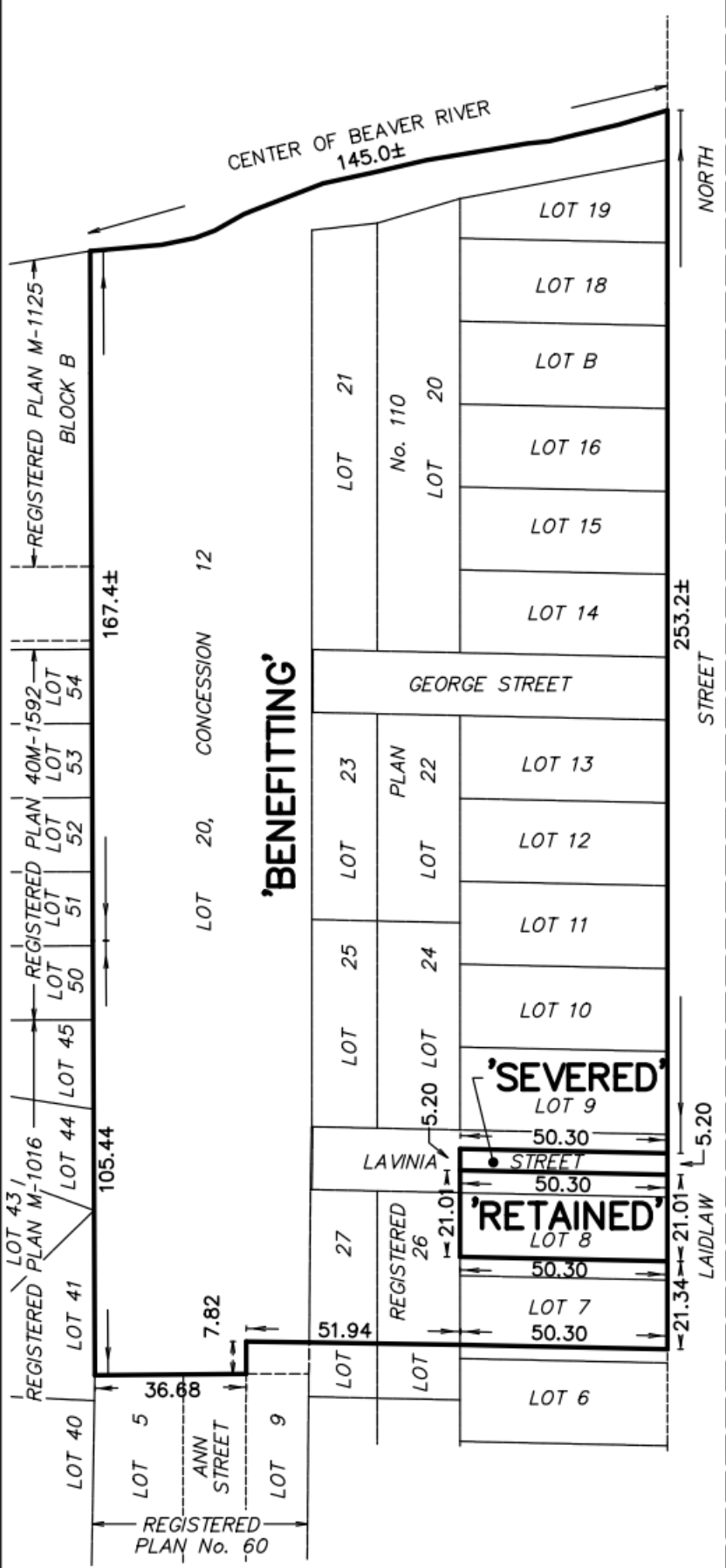
Key Map



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.



KEY MAP



SKETCH FOR SEVERANCE
94 LAIDLAW STREET NORTH
 GEOGRAPHIC TOWNSHIP OF BROCK
 REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 400

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

SUBJECT LANDS

PART OF LOT 8 AND LAVINIA STREET,
 REGISTERED PLAN No. 110
 GEOGRAPHIC TOWNSHIP OF BROCK
 BEING PIN 72018-0251(LT)

TOTAL AREA = 1317.94 sq. m.

SEVERED

AREA = 261.51 sq. m.

RETAINED

AREA = 1056.43 sq. m.

NOTE

SEVERED LANDS TO BE ADDED TO BENEFITTING LANDS

CURRENT ZONING:

R1

CAUTION:

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

LAIDLAW STREET NORTH

<p>COE FISHER CAMERON LAND SURVEYORS SURVEYING MAPPING GIS</p> <p>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</p>	DBR	DRAWN
	GGH	CHECKED
	DATED:	
	01/03/2024	
Ref. No.		23-17-149-01