



Notice of a Committee of Adjustment Hearing for Minor Variance Application

File No:	A/06/24
Owner:	A. & B. Sakitkovski
Agent:	K. Alekseev
Address of Property:	B24030 Thorah Park Blvd. Part of Lot 23, Concession 1

Purpose and Effect of the Applications

Minor Variance application A/06/24 was tabled by the Committee of Adjustment on April 16, 2024 at the Committee’s request in order for the applicant to revise the application.

The applicant is now requesting relief from Plate “C” (Provisions for Residential Uses) and Section 7(r) of Zoning By-Law 287-78-PL (as amended) to reduce the side yard setbacks from 5m to 1.68m on the north side and from 5m to 2.3m on the south side; and reduce the minimum setback from the high water mark from 20m to 16.7m. The proposed variance is intended to facilitate the construction of a new dwelling following the demolition of the existing structure on the property.

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:

June 18, 2024 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 June 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 **June 18, 2024** 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 May 30, 2024

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.



SITE STATISTICS				
DESCRIPTION	ZONING BYLAW	EXISTING, m2	PROPOSED, m2	TOTAL, m2
ZONED				
LOT AREA	RE	2659.39		2659.39
LOT FRONTAGE	60.0m	53.29m		
LOT COVERAGE				
Dwelling		142.05	373.58	515.63
Detached Shed		4.71	-4.71	0.00
Detached Shed		20.92	0.00	20.92
TOTAL		167.68	368.87	536.55
LOT COVERAGE %	38.0%	6.3%	13.9%	20.2%
GROSS FLOOR AREA				
Dwelling 1st Floor		142.05	246.44	388.49
Dwelling 2nd Floor		0.00	364.13	364.13
Detached Shed		4.71	-4.71	0.00
Detached Shed		20.92	0.00	20.92
TOTAL		167.68	605.86	773.54
G.F.A. %		6.3%	22.8%	29.1%
BUILDING HEIGHT				
Dwelling		9.0m	43.0m	8.35m
Detached Shed		4.0m	43.0m	7.28m
Detached Shed		4.0m	44.0m	44.0m
DWELLING SETBACKS				
Front		11.00	42.55	-12.42
Side		3.00	3.39	-1.71
Side		5.00	17.52	-15.18
Rear		20.00	17.83	-1.09
				16.74

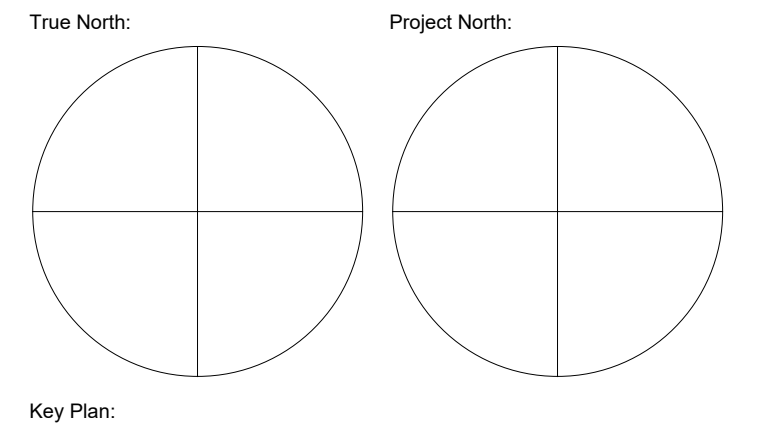
Siteplan is based on survey prepared by:

A. AZIZ SURVEYORS INC
 ONTARIO LAND SURVEYORS
 120 NEWKIRK ROAD- #31, RICHMOND HILL, ONT. L4C-9S7
 Tel: (905) 237-8224 Fax: (416) 477-5465
 Website: M-Azizsurveyors.ca
 E-Mail: aziz@m-azizsurveyors.ca

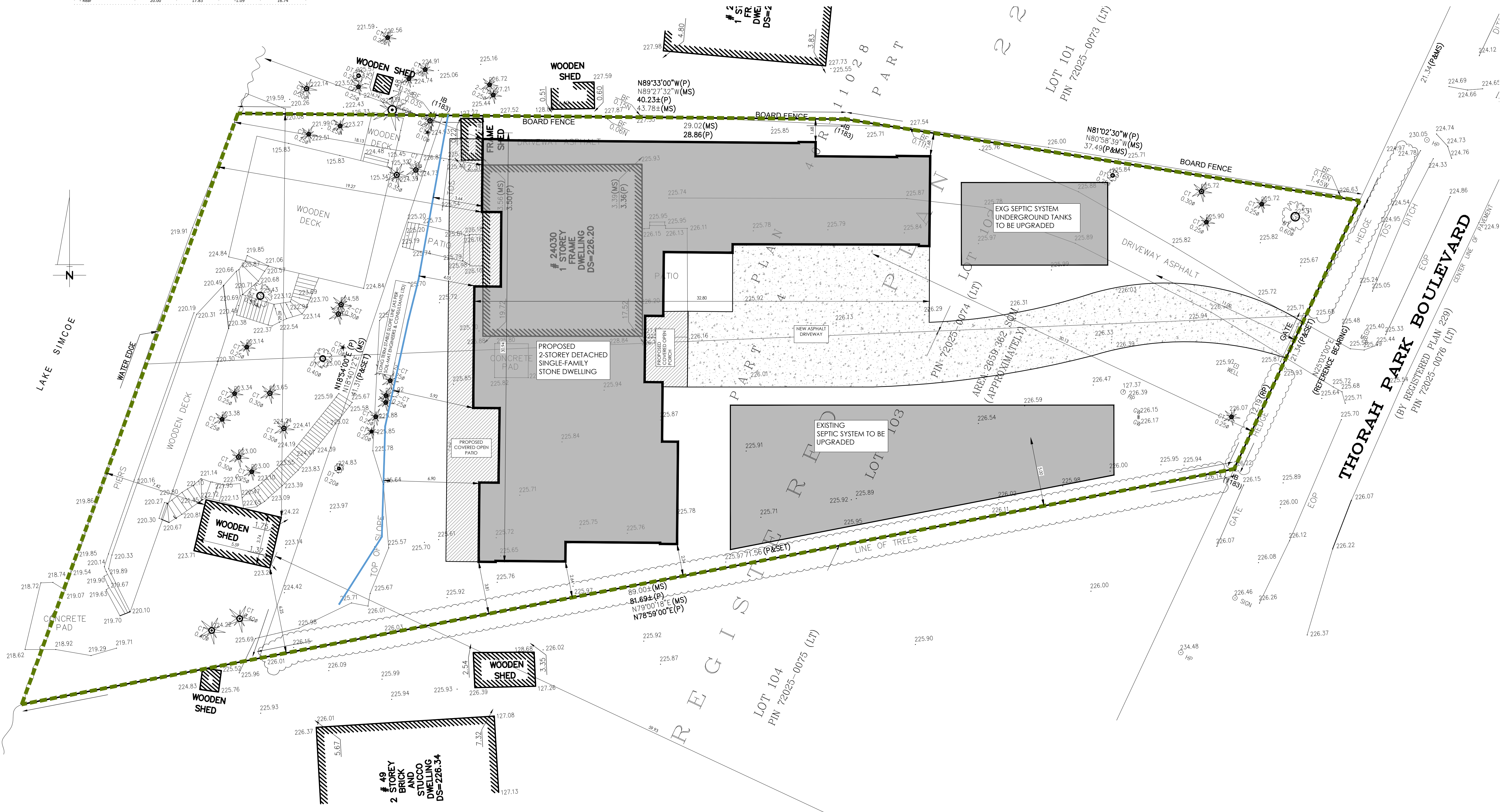
PROJECT NUMBER	PROJECT
21-561	24030 THORAH PARK BLVD. (SR-PR)
DRAWN BY	CHECKED BY
JVD	A.A

PART 1:
 PLAN OF PART LOTS 102 AND 103
 REGISTERED PLAN 229
TOWNSHIP OF BROCK
 (REGIONAL MUNICIPALITY OF DURHAM)

SCALE = 1 : 200



Key Plan:



No.	Date	Issued/Revision	By
2	2024-04-20	CoA Resubmission	K.A.
1	2024-03-04	For CoA Application	K.A.

Constant Shape
 HOME DESIGN & ARCHITECTURE

KONSTANTIN ALEKSEEV
 DESIGNER BCIN: 105691
 FIRM BCIN: 111222

3050 Harvester Rd, Unit 110,
 Burlington, ON L7N 3J1
 Tel: (647) 643-5592
 constantshape.ca

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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	
Required unless design is exempt under 2.17.5.1 of the building code	
KONSTANTIN ALEKSEEV	105691
NAME	SIGNATURE BCIN#
REGISTRATION INFORMATION	
Required unless design is exempt under 2.17.5.1 of the building code	
KONSTANTIN ALEKSEEV	111222
NAME	BCIN#

Project:
Private Residence
 24030 Thorah Park Blvd
 Beaverton, ON L0K 1A0

Sheet Title:
Site Plan

Design By:	Drawn By:	Approved By:
K.A.	K.A.	K.A.
Scale:	Date:	Project No:
1:150	June 2021	21.35

Drawing No:
A001.2