

**COMMITTEE OF ADJUSTMENT  
MINOR VARIANCE APPLICATION**

Planning and Development Services  
3540 Schmon Parkway, P.O. Box 1044  
Thorold, ON L2V 4A7 905-227-6613

**NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING**

**DATE:** THURSDAY, JULY 21, 2022 **TIME:** 9:30 A.M.  
**PLACE:** Held Virtually via Zoom Platform, See Below for Details

Under Section 45 of the Planning Act, R.S.O. 1990, cp. 13, as amended, **COMMITTEE OF ADJUSTMENT OF THE CITY OF THOROLD HAS APPOINTED JULY 21, 2022 at 9:30 a.m.** to meet virtually for the purpose of a Public Hearing to consider an application for Minor Variance in the matter of:

**Application:** D13-17-2022 (Concurrent with  
D10-15-2022 and D10-18-2022)  
**Roll No.:** 2731 000 013 00300 0000  
**Subject Lands:** 29 Ann Street  
PLAN 898 PT LOT 165 166 AND  
230A RP 59R7785 PART 1  
Thorold, ON  
**Date of Mailing:** June 29, 2022



**PURPOSE AND EFFECT OF THE PROPOSED MINOR VARIANCE:**

The subject lands are designated Urban Living Area in the City of Thorold Official Plan and are zoned Residential Second Density Special R2S in accordance with Comprehensive Zoning Bylaw 2140(97). The applicant is proposing the sever Part 2 as shown on the drawing submitted. The minor variance is due to the creation of the proposed lot through Consent application D10-15-2022. In order to facilitate the development, as per Comprehensive Zoning Bylaw 2140(97), the following variance from the R2S zone provisions is being requested:

1. Provision 12.2 (a) - To reduce the Minimum Lot Area from 545 m<sup>2</sup> to 309.5 m<sup>2</sup> and
2. Provision 12.2 (f) – To reduce the Minimum Rear Yard setback from 6 m to 0 m.

**PUBLIC HEARING** - You are entitled to be part of this public hearing to express your views about this application. If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are asked to inform that person of this hearing.

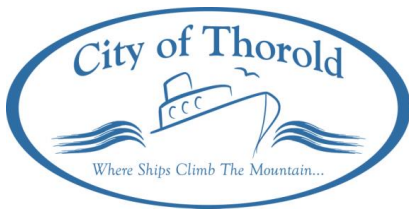
Comments for or against this application may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer. All submitted comments become part of a public record and will be circulated to the Committee of Adjustment, City staff, the owner/agent for application, members of the public who request the application comments and the Ontario Land Tribunal if the application decision is appealed.

**FAILURE TO PARTICIPATE** – If you do not participate in the hearing, it may proceed in your absence and you will not be entitled to any further notice in the proceedings. If you wish to participate in this process, please see the note below for details.

**ADDITIONAL INFORMATION** regarding this application is available to the public by contacting Planning & Development Services Department through telephone, extension 259 or email at [Angela.Nesbitt@thorold.ca](mailto:Angela.Nesbitt@thorold.ca).

**NOTICE OF DECISION** - Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearings, if any, must be provided prior to the hearing and be addressed to:

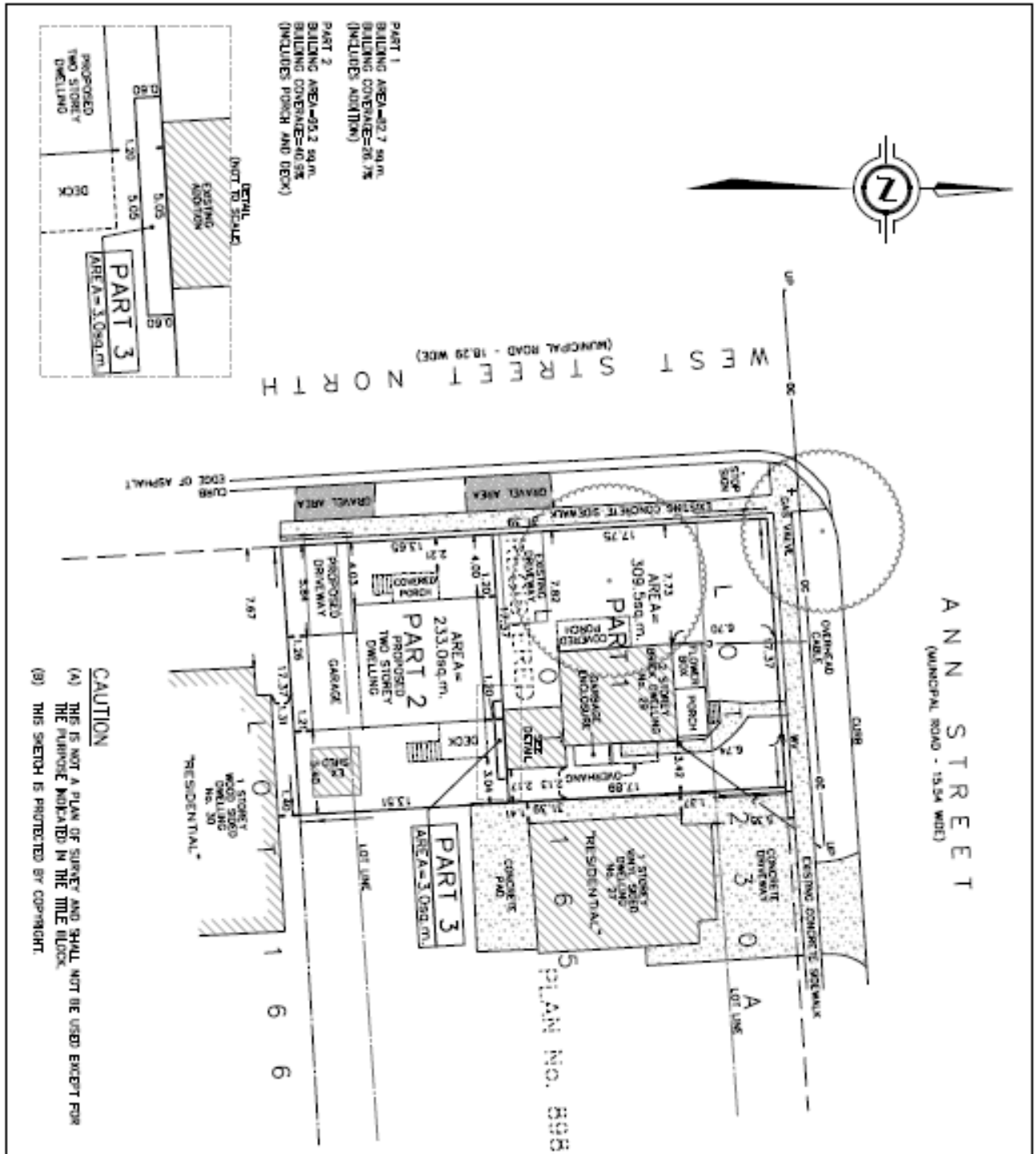
Secretary Treasurer of the Committee of Adjustment  
3540 Schmon Parkway, P.O. Box 1044. Thorold, ON L2V 4A7  
905-227-6613 [Angela.Nesbitt@thorold.ca](mailto:Angela.Nesbitt@thorold.ca)



**COMMITTEE OF ADJUSTMENT  
MINOR VARIANCE APPLICATION**

Planning and Development Services  
3540 Schmon Parkway, P.O. Box 1044  
Thorold, ON L2V 4A7 905-227-6613

**NOTE:** DUE TO THE COVID-19 PANDEMIC, THIS PUBLIC MEETING WILL BE HELD BY VIRTUAL MEANS VIA ZOOM PLATFORM. IF YOU WISH TO BE PART OF THIS HEARING, PLEASE ADVISE THE SECRETARY TREASURER BY EMAIL AT [Angela.Nesbitt@thorold.ca](mailto:Angela.Nesbitt@thorold.ca) OR THE CLERK OF THE CITY OF THOROLD BY EMAIL AT [clerk@thorold.ca](mailto:clerk@thorold.ca) BY 4:30 P.M. JULY 21, 2022.



**NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY**  
SKETCH FOR PLANNING PURPOSES ONLY  
**29 ANN STREET**  
**CITY OF THOROLD**  
REGIONAL MUNICIPALITY OF NIAGARA  
SCALE 1 : 250  
J.D. BARNES LIMITED  
© COPYRIGHT 2022

**METRIC NOTE**  
DISTANCES SHOWN ON THE PLAN ARE IN METRES AND CAN BE CONSIDERED TO BE BY DIMENSIONS OF CURBS

**KEY PLAN (not to scale)**  
CITY OF THOROLD

**LEGAL DESCRIPTION**  
PARTS OF LOTS 165, 166 & 220A, REGISTERED PLAN NO. 898,  
BEING PART 1 ON PLAN 595-1780

ADDITIONAL INFORMATION HAS BEEN OBTAINED FROM A FIELD SURVEY DATED SEPTEMBER 3, 2021. THIS IS NOT A PLAN OF SURVEY.  
SOME FEATURES SHOWN ON THIS SKETCH HAVE BEEN OBTAINED FROM AERIAL PHOTOGRAPHY - LOCATION IS APPROXIMATE

DATE: JUNE 8, 2022  
J.D. BARNES LIMITED  
ALAN J. BARNES  
ON TARIFF (LAND SURVEYOR)

DATE	BY
05/05/2022	ALJB
05/05/2022	ALJB
21-16-259-00	