



**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE APPLICATION**

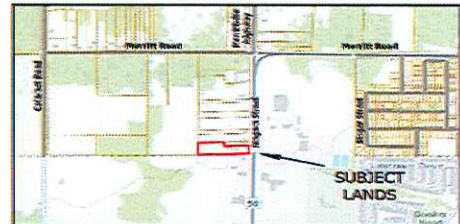
Planning and Development Services
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7 905-227-6613

NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING

DATE: THURSDAY, FEBRUARY 18, 2021 **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 FEBRUARY 18, 2021 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: D13-04-2021
Roll No.: 2731 000 031 18100 0000
Subject Lands: 1049 NIAGARA STREET
PLAN TWP PT LOT 226
Thorold, ON



KEY MAP

Date of Mailing: January 29, 2021

PURPOSE AND EFFECT OF THE PROPOSED MINOR VARIANCE:

The subject lands are designed Port Robinson West Mixed Use Commercial in the City of Thorold Official Plan and are zoned Highway Commercial/Industrial (HCI) – Highway 20 West of Canal in accordance with Comprehensive Zoning Bylaw 2140(97). The current use of the property is a bus terminal. The applicant is requested that the following uses be considered similar to the existing use under Section 45(2)(a)(ii) of the *Planning Act*:

1. Equipment sales, rental and service;
2. Manufacturing; and
3. Auto mobile service and repair establishment.

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 Local Planning Appeal 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.



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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

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 OR THE CLERK OF THE CITY OF THOROLD BY EMAIL AT clerk@thorold.ca BY 4:30PM FEBRUARY 17, 2021 TO VIEW THE LIVE STREAM GO TO <https://calendar.thorold.ca/meetings/Detail/2021-02-18-0930-Committee-of-AdjustmentProperty-Standards>.