



COMMITTEE OF ADJUSTMENT

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

NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-13-2024 – 2740 MERRITTVILLE HIGHWAY, THOROLD

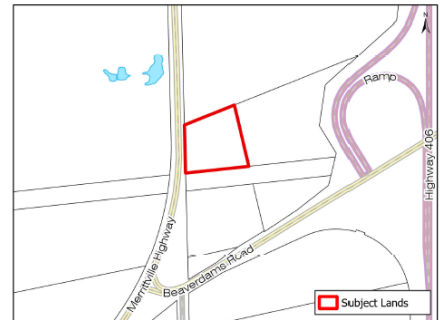
DATE: Thursday, May 16, 2024 at 9:30 a.m.

PLACE: Hybrid Format, See below for details

Under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13, as amended, notice is hereby given that an application for minor variance under the below noted file number has been made. This application will be heard by the Committee of Adjustment for the City of Thorold on the date and at the time, listed above, in a Hybrid format giving the public the option of either attending virtually or in the Council Chambers.

- The virtual format offers electronic participation, contact the city to obtain a participation link.
- The City of Thorold's Council Chambers is located at 3540 Schmon Parkway.

Application: D13-13-2024
Roll Number: 2731 000 027 01600 0000
Subject Lands: **2740 Merrittville Highway**
 Pt Twp Lot 79
 Thorold ON
Date of mailing: April 12, 2024



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Specialty Crops in the City of Thorold Official Plan and zoned Specialty Crop AS in accordance with Zoning Bylaw 60-2019, Part 9 – Agricultural & Rural Zones.

The applicant is proposing to expand the existing banquet and conference centre, which is not a permitted use within the Specialty Crop AS zone, according to City's 60-2019 Zoning Bylaw. As such, an application for a minor variance has been submitted to permit the enlargement of the legal nonconforming use. The application proposes to expand the existing banquet and conference centre through a 64 square metre addition. The addition is proposed to facilitate a larger entrance, and the addition of a carport canopy, as shown on the drawing submitted. In order to facilitate the development, as per Zoning Bylaw 60-2019, the following variances from Part 9 Agricultural & Rural Zones zone provisions are being requested:

- Part 9.2, Table 9.2 – Permitted Uses in Agricultural and Rural Zones – To permit the proposed expansion of the legal oncoming banquet and conference centre use, through the construction of a 64 square metre addition.

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 may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Wednesday, May 15, 2024 at 4:30 pm**. 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 or email at planning@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

