



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

DATE: Thursday, July 20, 2023 at 9:30 a.m.

PLACE: Hybrid Format, See below for details

Notice is hereby given that an application for minor variance under the below noted file number will be heard by the Committee of Adjustment for the City of Thorold on the date and at the time and place shown 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: D13-16-2023
Roll Number: 2731 000 024 05603 0000
Subject Lands: **Clara Street**
Plan 662 Lot 67
Thorold ON
Date of mailing: June 26, 2023



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Urban Living Area, Urban Area Boundary and Built Boundary in the City of Thorold Official Plan and are zoned Residential Second Density R2 in accordance with Comprehensive Zoning Bylaw 2140(97).

The applicant is seeking minor variances for the proposed construction of a single detached dwelling with a rear covered deck. In order to facilitate the development, as per Comprehensive Zoning Bylaw 2140(97), the following variances from Section 11, Residential Second Density R2 zone provisions are being requested:

- Section 11, R2, Provision 11.2.1(f) – To reduce the exterior side yard setback from 4.5 metres to 1.2 metres; and
- Section 11, R2, Provision 11.2.1(g) – To increase the maximum lot coverage from 40% to 41.81%.

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 before **Wednesday, July 19, 2023 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 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:

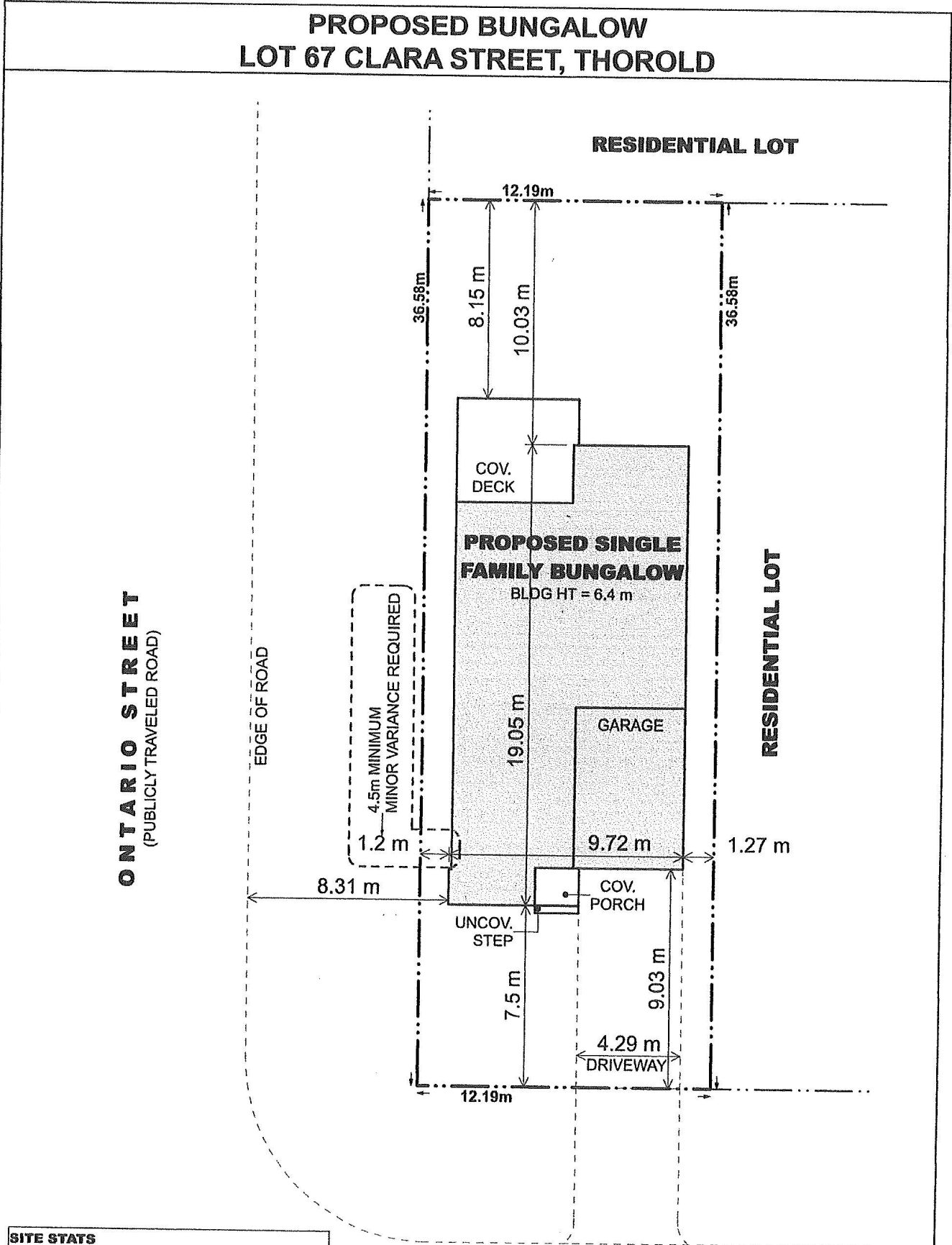
Secretary Treasurer of the Committee of Adjustment
3540 Schmon Parkway, P.O. Box 1044. Thorold, ON L2V 4A7
905-227-6613 Angela.Nesbitt@thorold.ca



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**NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING
 MINOR VARIANCE D13-16-2023 – CLARA STREET LOT 67, THOROLD**



SITE STATS		
LOT 67 CLARA STREET, THOROLD		
GROSS LIVING AREA:		
MAIN FLOOR	- 132.2 sq.m	
LOT AREAS:		
TOTAL LOT AREA	- 445.93 sq.m	100 %
TOTAL BLDG COVERAGE	= 186.46 sq.m	41.81 %
[HOUSE	- 1322.20 sq.m	29.65 %]
[GARAGE	- 30.29 sq.m	6.79 %]
[COVERED PORCH	- 2.79 sq.m	0.63 %]
[COVERED DECK	- 21.18 sq.m	4.75 %]
FRONT DRIVEWAY	- 38.74 sq.m	8.69%
LANDSCAPE AREA	- 220.74 sq.m	49.50%

40% MAXIMUM MINOR VARIANCE REQ'D

CLARA STREET
 (PUBLICLY TRAVELED ROAD)

