



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 D13-15-2024 – 1040 THOROLD STONE ROAD, THOROLD

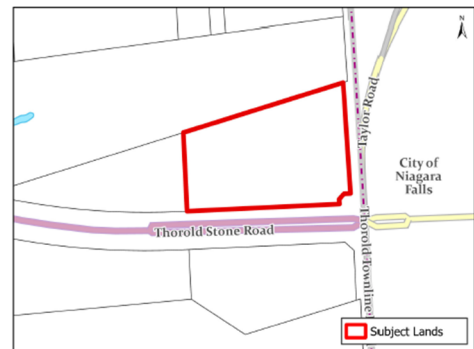
DATE: Thursday, June 20, 2024 at 9:30 a.m.

PLACE: Hybrid Format, See below for details

Under Section 45(1) 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: D13-15-2024
Roll Number: 2731 000 018 00600 0000
Subject Lands: **1040 Thorold Stone Road**
 Thorold Pt Twp Lot 25
 Thorold ON
Date of mailing: May 21, 2024



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Rural Highway Commercial and are subject to the North-East Gateway Policy overlay in the City of Thorold Official Plan, and zoned Highway Commercial (C5) in accordance with Part 7 – Commercial Zones of the City of Thorold Comprehensive Zoning By-law 60-2019.

The applicant is proposing the construction of the second phase of a commercial development (Thorold Gateway Centre), which is proposing to construct two (2) new structures which include two (2) stand alone and two (2) drive-thru restaurants, as shown on the drawing submitted. A convenience store, drive-thru restaurant and gas station currently exist on the subject lands. In order to facilitate the development as proposed, application is made for relief from the following provisions of Part 7 – Commercial Zones Table, 7.3b: Lot, Building and Structure Requirements for the Neighbourhood, General, Mixed Use and Highway Commercial Zones of Bylaw 60-2019:

- To permit a minimum front yard setback of 6.42 metres whereas the bylaw requires a minimum front yard setback (east side) of 14.0 metres; and
- To permit a minimum planting/buffer strip abutting the front lot line (east side) of 1.5 metres whereas the bylaw requires a minimum planting/buffer strip abutting the front lot line of 5.0 metres.

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.

For consideration in the Staff Report regarding this application, comments may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Friday, June 7, 2024 at 4:30 pm**, or you can appear in person and make a verbal presentation to the Committee. Any written comments received after this date and prior to **Wednesday, June 19, 2024 at 4:30 pm** will not be included in the report, but will 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.



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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 Development Services Department through telephone or email at planning@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

n Architecture Inc
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17th April 2024
 ISSUED FOR MINOR VARIANCE

No.	Date	Version	Drawn
4	17 APR 2024	ISSUED FOR MINOR VARIANCE	JR
3	27 APR 2022	ISSUED FOR SITE PLAN APPLICATION	NG
2	10 DEC 2021	ISSUED FOR SITE PLAN APPLICATION	NG
1	19 JUNE 2019	ISSUED FOR PRE-CON MEETING	AS
1	29 MAY 2019	ISSUED FOR PRE-APPLICATION MEETING	AS

This drawing is copyright property of n Architecture Inc. Not to be reproduced. Contractor must verify all job dimensions, drawings, details and specifications and report any discrepancies to the architect before proceeding with work.

PROJECT: **D-11-13-2021**

**THOROLD GATEWAY CENTRE
 1040 THOROLD STONE RD.
 THOROLD, ON.**

DRAWING TITLE:
**PARTIAL SITE PLAN
 (SHOWING VARIANCES
 REQUESTED)**

DRAWN BY: NG DATE: NOVEMBER 09 2015
 CHECKED BY: NG SCALE: AS NOTED
 PROJECT NO: 13-66 DRAWING NO: A-1.0a

PLANNING & DEVELOPMENT