

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 April 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. Public Hearings will follow a Hybrid format giving the public the option of either attending virtually or in Council Chambers.

- The virtual format offers electronic participation. Please contact the Secretary Treasurer of Committee of Adjustment to obtain a participation link.
- The City of Thorold's Council Chambers is located at 3540 Schmon Parkway.

Application: D13-03-2023
Roll Number: 2731 000 008 06200 0000
Subject Lands: 8 Cleveland St
PLAN SHRINER FARM
PT LOT 65 NP897
Date of mailing: March 17, 2023



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Urban Living Area and Centre Community Improvement Area in the City of Thorold Official Plan and are zoned Residential Fourth Density B 'R4B' in accordance with the City of Thorold's Comprehensive Zoning By-law 2140 (97).

The applicant has submitted the variance application to recognize the non-conforming use of the principal dwelling with 3 accessory secondary units. The building dimensions (such as size, height, and coverage) are not proposed to be changed as a result of this variance application.

Since the existing use and building structure is not being expanded and all the dwelling units are established, to recognize what currently exists, the following sections of the R4B zone is requiring relief:

- Provision 15.2 (b) – The existing lot frontage is 13.19 m while 30 m is the minimum required.
- Provision 15.2 (c) – The existing front yard setback is 4.5 m while 6 m is the minimum required.
- Provision 15.2 (e) – The existing interior side yard setback to the north is 1 m while 3 m or one half the building height, whichever is greater is the minimum required.
- Provision 15.2 (k) – The existing planting strip to north interior side is around 1 m and there is no planting strip on the south interior while a strip of land having a width of not less than 1.5 metres shall be provided and maintained.

The subject lands are shown on the second page.

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 **Thursday, April 6, 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 the Secretary Treasurer of the Committee of Adjustment through telephone or email at Angela.Nesbitt@thorold.ca.

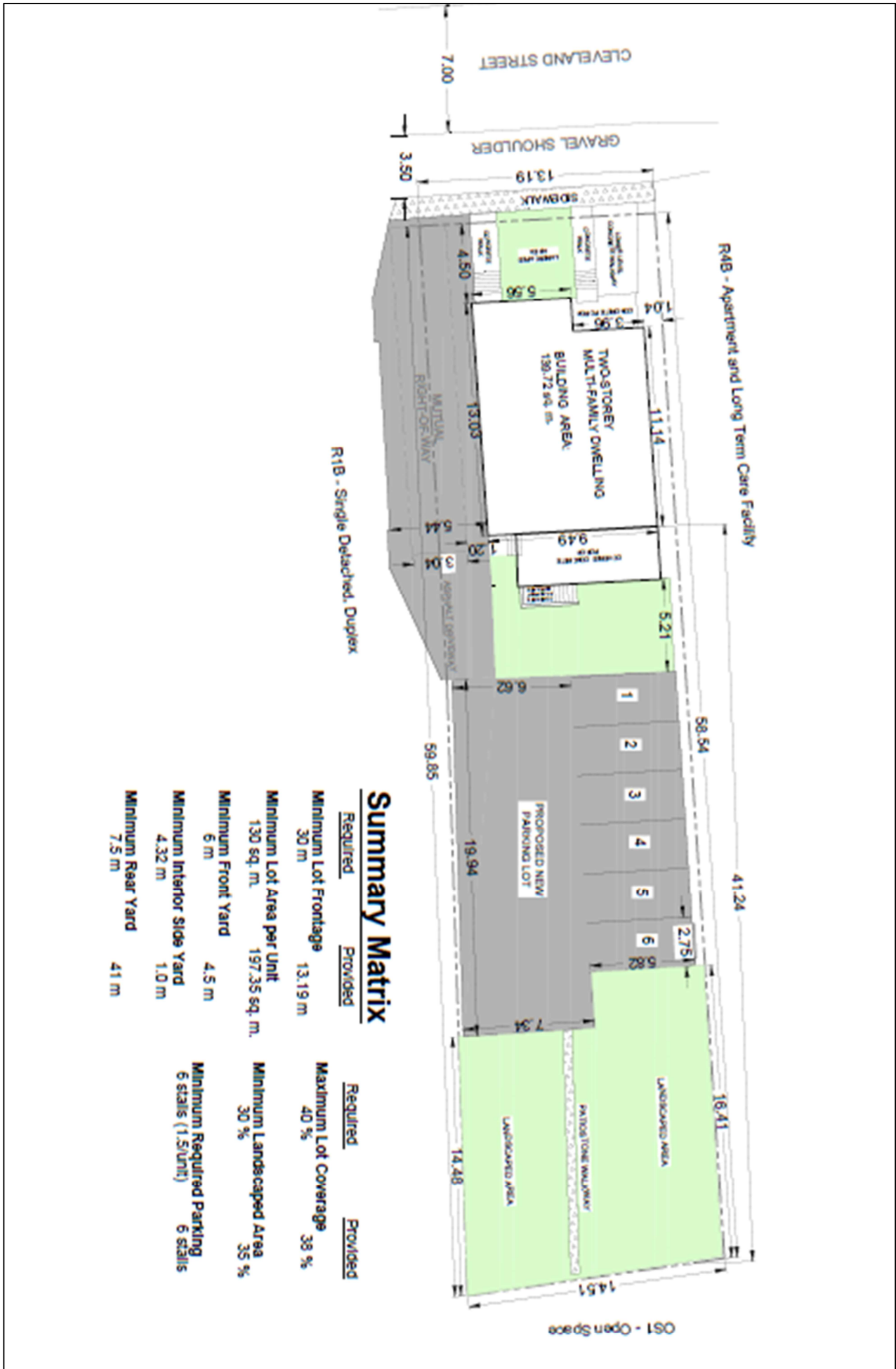
NOTICE OF DECISION - Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearings, if any, must be provided prior to the hearing and be addressed to:

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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Summary Matrix

Required	Provided	Required	Provided
Minimum Lot Frontage	30 m	Maximum Lot Coverage	40 %
Minimum Lot Area per Unit	130 sq. m.	Minimum Landscaped Area	30 %
Minimum Front Yard	6 m	Minimum Required Parking	6 stalls (1.5/unit)
Minimum Interior Side Yard	4.32 m	Minimum Rear Yard	7.5 m
Minimum Rear Yard	7.5 m		