



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 D13-14-2024 – 1706 ALLANPORT ROAD, THOROLD

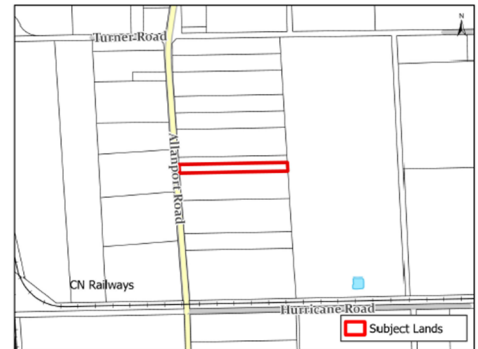
DATE: Thursday, June 20, 2024 at 9:30 a.m.

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: D13-14-2024
Roll Number: 2731 000 029 13000 0000
Subject Lands: 1706 Allanport Road
Pt Twp Lot 183
Thorold ON
Date of mailing: May 21, 2024



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Rural Industrial in the City of Thorold Official Plan and zoned Rural Industrial (M4) in accordance with Part 8 – Employment Zones of the City of Thorold Comprehensive Zoning By-law 60-2019.

The applicant is proposing to expand the existing residential use on the property, through the construction of a second dwelling unit within the existing single detached dwelling, as shown on the drawing submitted. Residential uses are not a permitted use within the M4 zone under the City’s 60-2019 Zoning By-law. The existing single detached dwelling however was established prior to the current zoning, and was permitted under the previous Dry Industrial (DI-3) zoning under the City’s 2140 (97) Zoning By-law. As such, the existing single detached dwelling is considered a legal non-conforming use under the City’s 60-2019 Zoning By-law. In order to facilitate the further development, a minor variance under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to permit a second dwelling unit within the legal non-conforming use is required.

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.

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.



COMMITTEE OF ADJUSTMENT

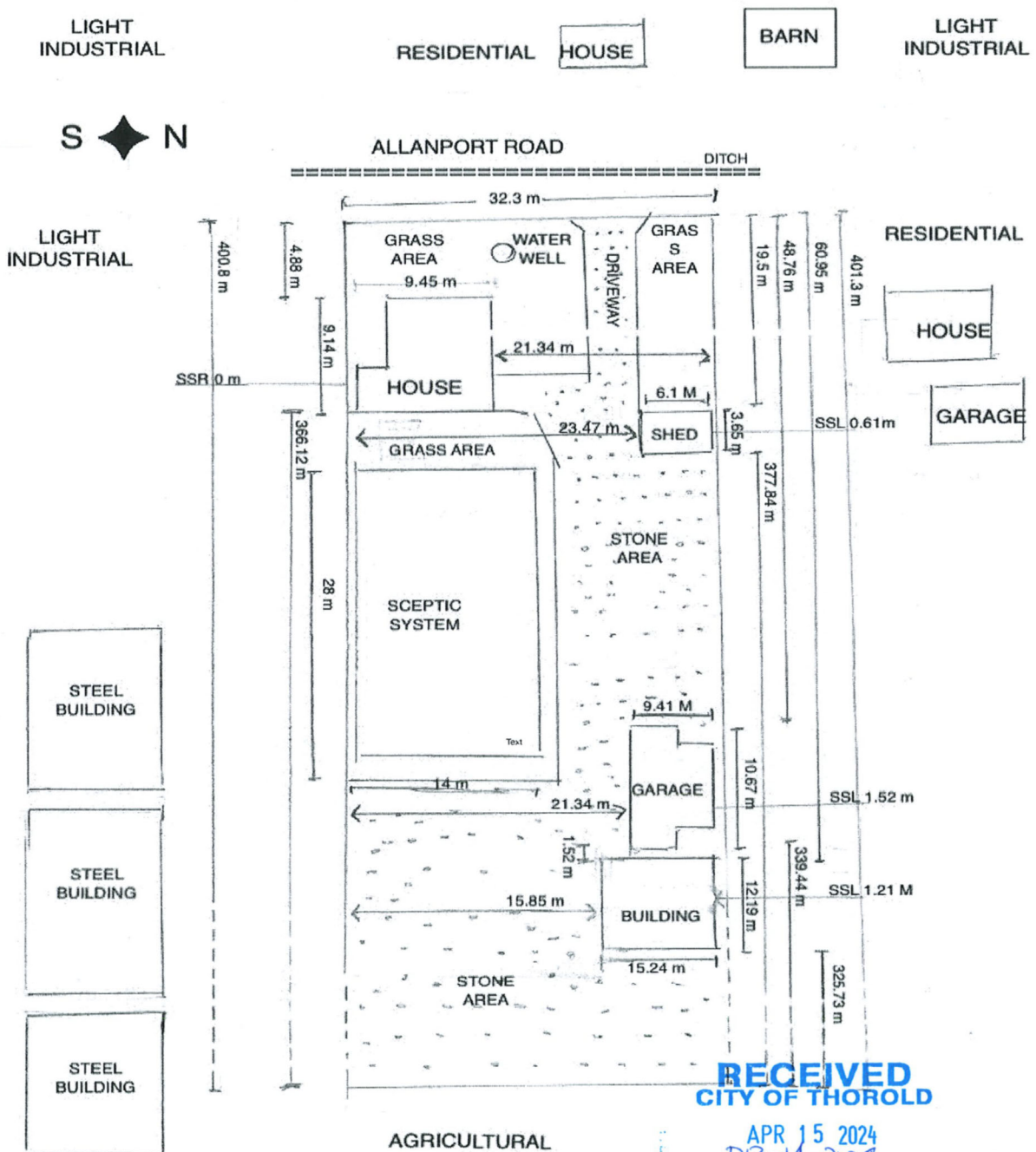
Development Services Department
 3540 Schmon Parkway, P.O. Box 1044
 Thorold, ON L2V 4A7
 905-227-6613

**NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING
 MINOR VARIANCE D13-14-2024 – 1706 ALLANPORT ROAD, THOROLD**

ADDITIONAL INFORMATION regarding this application is available to the public by contacting Planning & 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



RECEIVED
CITY OF THOROLD
 APR 15 2024
 D13-14-2024
 PLANNING & DEVELOPMENT
 1706 Allanport Rd.