



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 D13-28-2023 – BLOCK 28 HARMONY WAY, THOROLD

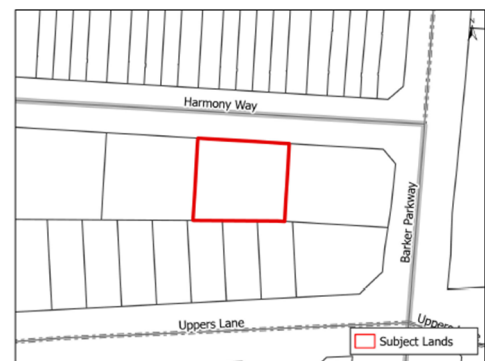
DATE: Thursday, November 16, 2023 at 9:30 a.m.

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: D13-27-2023
Roll Number: 2731 000 024 35490 0000
Subject Lands: **53, 55, 57, 59, 61 Harmony Way**
RP 59M512 Block 28
Thorold ON
Date of mailing: October 24, 2023



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Residential, Urban Living Area with Greenfield Overlay in the City of Thorold Official Plan and zoned Residential Third Density RM-R3-9 in accordance with Bylaw 2021-100 being a bylaw to amend Comprehensive Zoning Bylaw 2140(97).

The applicant is proposing the construction of a five (5) unit townhouse dwelling as shown on the drawing submitted. In order to facilitate the development, as per Bylaw 2021-100 amending Comprehensive Zoning Bylaw 2140(97), the following variances from Section 48.2, Rolling Meadows – Residential Third Density RM-R3-9 zone provisions are being requested:

- Section 48.2, RM-R3-9, Provision (b) – To decrease the minimum lot frontage for the end townhouse units from 7.5 metres to 7.40 metres for Unit A and to 7.39 metres for Unit E; and
- Section 48.2, RM-R3-9, Provision (h) – To increase the maximum lot coverage for the interior townhouse units from 55% to 60%.

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, November 15, 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 planning@thorold.ca.



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 MINOR VARIANCE D13-28-2023 – BLOCK 28 HARMONY WAY, THOROLD**

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

