



## 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 D13-04-2024 – OLD THOROLD STONE ROAD AT DAVIS ROAD, THOROLD

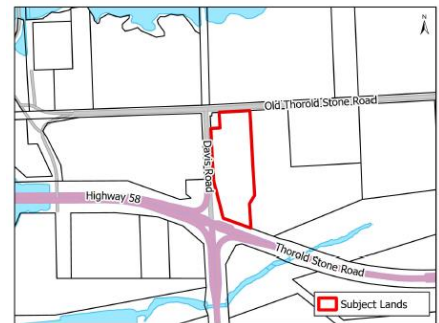
**DATE:** Thursday, March 21, 2024 at 9:30 a.m.

**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:** D13-04-2024  
**Roll Number:** 2731 000 018 01600 0000  
**Subject Lands:** **Old Thorold Stone Road at Davis Road**  
 Thorold Pt Twp Lot 26 RP59R-17047 Part 1  
 Thorold ON  
**Date of mailing:** February 16, 2024



#### PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

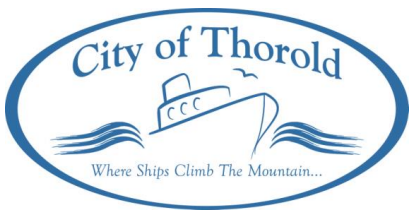
The subject lands are designated Rural Industrial and are subject to the North-East Gateway overlay in the City of Thorold Official Plan, and zoned Rural Industrial (M4) in accordance with the City of Thorold Comprehensive Zoning Bylaw 60-2019, Part 8 – Employment Zones.

The applicant is proposing the construction of a self-storage facility on an existing vacant lot as shown on the drawing submitted. In order to facilitate the development as proposed, application is made for relief from the following provisions of Bylaw 60-2019:

- Part 8 – Table 8.3: Lot, Building and Structure Requirements – To permit a minimum width of planting/buffer strip along street frontage of 2.6 meters whereas the bylaw requires a minimum planting/buffer strip along street frontage of 3.0 metres;
- Part 8 – Table 8.3: Lot, Building and Structure Requirements – To permit a maximum lot coverage of 22% whereas the bylaw requires a maximum lot coverage of 15% and
- Part 4 – Table 4.1: Parking Space Requirements, Commercial Uses – To permit the minimum required number of parking spaces to be reduced to 5 parking spaces, whereas the bylaw requires a minimum of 6 parking spaces.

**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, March 20, 2024 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.



**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 D13-04-2024 – OLD THOROLD STONE ROAD AT DAVIS ROAD, THOROLD**

**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](mailto: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](mailto:Angela.Nesbitt@thorold.ca)

