



**COMMITTEE OF ADJUSTMENT
MINOR VARIANCE APPLICATION**

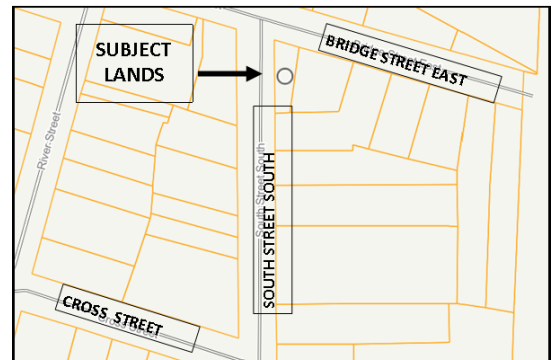
Development Services Department
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7 905-227-6613

NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING

DATE: THURSDAY, FEBRUARY 16, 2023 **TIME:** 9:30 A.M.
PLACE: Held Virtually via Zoom Platform, See Below for Details

Under Section 45 of the Planning Act, R.S.O. 1990, cp. 13, as amended, **COMMITTEE OF ADJUSTMENT OF THE CITY OF THOROLD HAS APPOINTED February 16, 2023 at 9:30 a.m.** to meet for the purpose of a Public Hearing to consider an application for Minor Variance in the matter of:

Application: D13-01-2023
Roll No.: 2731 000 029 14600 0000
Subject Lands: 65 Bridge Street East
Plan M10 Lot 34
Thorold, ON
Date of Mailing: January 27, 2022



KEY MAP

PURPOSE AND EFFECT OF THE PROPOSED MINOR VARIANCE:

The subject lands are designated Urban Living Area, along with Special Policy A-4 Port Robinson East Special Policy in the City of Thorold Official Plan and are zoned Residential First Density R1C in accordance with Zoning Bylaw 2140(97). The applicant is seeking a minor variance to construct a single detached dwelling with an accessory dwelling. In order to facilitate the development, as per Zoning Bylaw 2140(97), the following variances, for the change of use and exterior side yard setback reduction, from the R1C zone provisions are being requested:

1. Provision 9.2(f) – To reduce the Exterior Side Yard Setback from 4.5 metres to 2.8 metres.

This application was deferred from the January hearing and the application has been amended. The application is no longer seeking a variance at this time to permit a second dwelling unit within the proposed single detached dwelling.

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. 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 Local Planning Appeal 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, extension 259 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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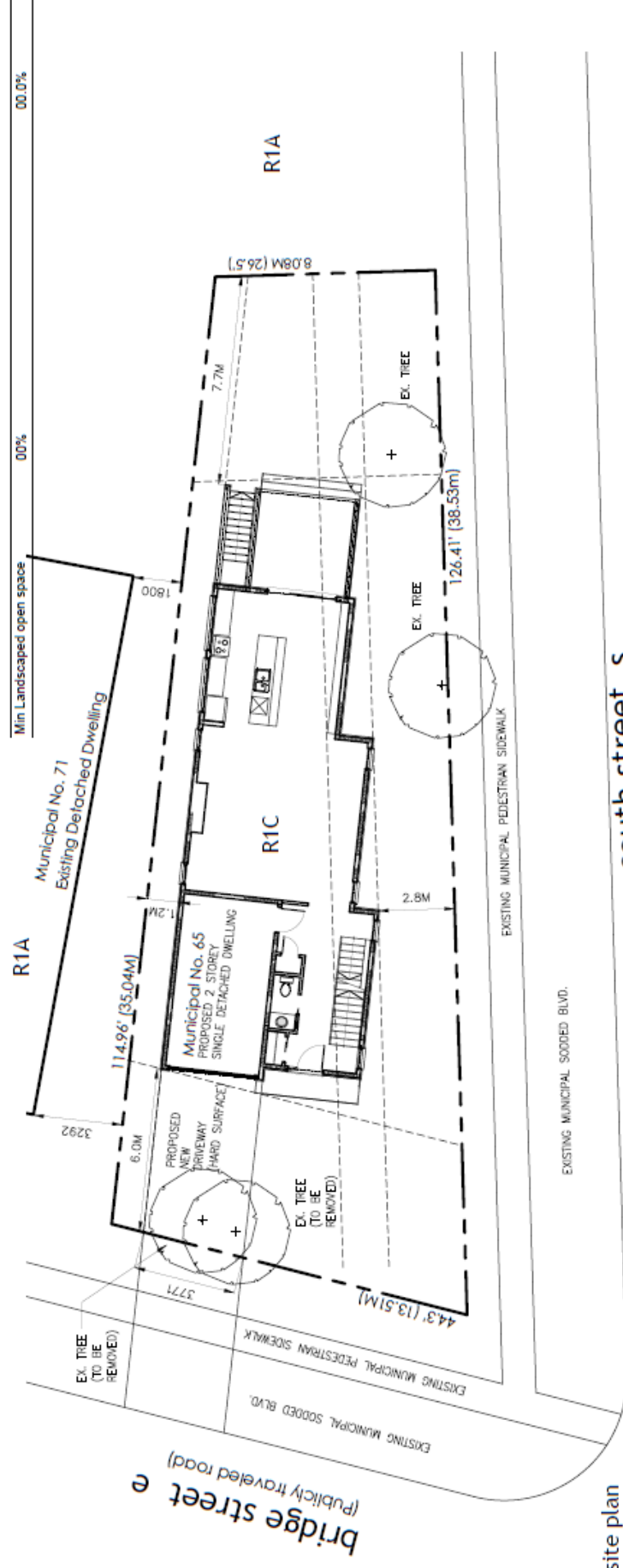
NOTE: DUE TO THE COVID-19 PANDEMIC, THIS PUBLIC MEETING WILL BE HELD BY VIRTUAL MEANS VIA ZOOM PLATFORM. IF YOU WISH TO BE PART OF THIS HEARING, PLEASE ADVISE THE SECRETARY TREASURER BY EMAIL AT Angela.Nesbitt@thorold.ca OR THE CLERK OF THE CITY OF THOROLD BY EMAIL AT clerk@thorold.ca BY 4:30 P.M. FEBRUARY 15, 2023.

Zoning Analysis - R1C residential first density

Requirement	Allowable	Proposed
Lot area (minimum)	330.00M2	388.18M2
Front Yard Setback	6.0M	6.0M
Max. Lot Coverage	45%	28.4
Min. Lot Frontage	12m	13.5m
Min Exterior Sideyard	4.5	2.8m
Min Interior Sideyard	1.2m	1.2m
Min. Rear Yard	7.5m	7.7m
Max. Building Height	11.0m	7.3m
Min Landscaped open space	00%	00.0%

building information

PRIMARY (MAIN) BUILDING		
BUILDING AREAS	Existing	Proposed
Existing Building Area	000.00M2	000.00M2
New Building	114.15M2	114.15M2
Total Building Area	114.15M2	114.15M2
% Coverage	00.00	28.4



designer **port robinson** 65 bridge street e.

notes

discipliner

copyright

date of issues and revisions
A-ISSUED FOR REVIEW 2022 11 25
B-ISSUED FOR MINOR VARIANCE 2022 12 08 - AH
C-ISSUED FOR MINOR VARIANCE 2023 01 26 - AH

drawing **site plan**

drawing no. **sp1.01**