



## 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 D13-25-2024 – 20 REGENT STREET, PART 1, THOROLD

**DATE:** Thursday, October 17, 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:** D13-25-2024 (in conjunction with D10-16-2024)

**Roll Number:** 2731 000 002 02500 0000

**Subject Lands:** **20 Regent Street, Part 1**  
Plan 11 Pt Lot 35 Pt Lot 36  
Thorold ON

**Date of mailing:** September 16, 2024



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

The subject lands are designated Downtown Transitional and are subject to the Urban Area Boundary, Centre Community Improvement Area and Built Boundary overlays in the City of Thorold Official Plan, and zoned Residential One (R1D) in accordance with Zoning Bylaw 60-2019 Part 6 – Residential Zones.

The applicant is proposing the construction of a semi-detached dwelling on Part 1 (proposed newly created lot through Consent D10-16-2024) as shown on the drawing submitted. In order to facilitate the development as proposed, application is made for relief from the following provision of Bylaw 60-2019 for Part 1:

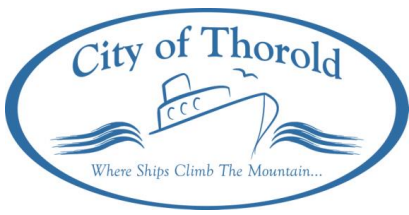
- Part 6 – Residential Zones, Table 6.3.c – Lot, Building and Structure Requirements for Residential R1D Zone – Minimum Lot Area: Dwelling, Semi-Detached - To permit a minimum lot area of 352 square metres whereas the bylaw requires a minimum lot area of 400 square metres (200 square metres per unit).

**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, October 4, 2024 at 4:30 p.m.**, or you can appear in persons and make a verbal presentation to the Committee. Any written comments received after this date and prior to **Wednesday, October 16, 2024 at 4:30 p.m.**, will not be included in the report, but will become a 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](mailto:planning@thorold.ca).



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## NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-25-2024 – 20 REGENT STREET, PART 1, 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](mailto:Angela.Nesbitt@thorold.ca)

