



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

DATE: Thursday, September 21, 2023 at 9:30 a.m.

PLACE: Hybrid Format, See below for details

Notice is hereby given that an application for minor variance under the below noted file number will be heard by the Committee of Adjustment for the City of Thorold on the date and at the time and place shown 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: D13-24-2023
Roll Number: 2731 000 003 14000 0000
Subject Lands: **40 Front Street North**
 Plan 11 Pt Lot 17 Lot 18 Pt Lot 19
 NP 889 Pt Lots 23 to 26 NP898 RP
 59R7457 Part 1
 Thorold ON

Date of mailing: August 30, 2023



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Downtown Commercial, Downtown Transitional, Downtown Community Improvement Area, Urban Area Boundary, Centre Community Improvement Area and Built Boundary in the City of Thorold Official Plan and are zoned C1 Downtown Main Street, Part 7 – Commercial Zones in accordance with the City of Thorold Zoning Bylaw 60-2019.

The applicant is seeking a minor variance to permit four (4) existing residential dwelling units that are located on the ground floor of a former mixed-use building. In order to facilitate the development, as per Zoning Bylaw 60-2019, the following variance from Part 7 – Commercial Zones – C1 Downtown Main Street is being requested:

- Part 7, Section 7.2 Permitted Uses, Table 7.2 Footnote (1) – Dwelling units are only permitted above, to the rear and/or below non-residential uses – To permit four (4) existing residential dwelling units that are located on the ground floor of a former mixed-use building.

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 before **Wednesday, September 20, 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.

NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-24-2023 – 40 FRONT STREET NORTH, 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

RENOVATIONS TO EXISTING APARTMENT

40 FRONT STREET N, THOROLD, ON

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GENERAL NOTES AND SPECIFICATIONS

GENERAL TRADE SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, INCLUDING ALL LATEST AMENDMENTS AS WELL AS ANY OTHER CODES OF PROFESSIONAL, FEDERAL OR LOCAL MUNICIPAL APPLICATION. AT ALL TIMES MET OR EXCEED THE REQUIREMENTS SPECIFIED IN THESE STANDARDS, CODES OR REFERENCED DOCUMENTS.

THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CONSTRUCTION COMPLIES WITH THE LATEST OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) REGULATIONS.

AVOID SCALING DIRECTLY FROM THE DRAWINGS. IF THERE IS AMBIGUITY OR LACK OF INFORMATION FROM THE CONSULTANT, ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR TO CHECK AND VERIFY ALL DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION.

VERIFY THAT ALL WORK, AS IT PROCEEDS IS EXECUTED IN ACCORDANCE WITH DIMENSIONS WHICH MAINTAIN POSITION, LEVEL, AND CLEARANCES TO ADJACENT WORK AS SET OUT BY REQUIREMENTS OF THE DRAWINGS. ENSURE THAT WORK INSTALLED IN ERROR IS RECTIFIED BEFORE CONSTRUCTION CONTINUES.

EACH CONTRACTOR AND/OR SUB CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DIRECTION OF A SATISFACTORY AND COMPLETE PIECE OF WORK IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. ALL INCIDENTAL FEES REQUIRED IN ORDER TO SATISFACTORILY COMPLETE WORK, WHETHER OR NOT PARTICULARLY SPECIFIED OR INDICATED, SHALL BE INCLUDED IN HIS CONTRACT AMOUNTS.

IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INCLUDE FOR THE COST OF ALL PERMITS, LICENCES, FEES AND IMPACTS ASSESSED IN THE PROJECT. SEE CONTRACT DOCUMENTS FOR INSTRUCTIONS.

ALL REQUESTS FOR EXTRAS SHALL BE REVIEWED AND SUBMITTED TO THE OWNER FOR HIS WRITTEN APPROVAL BEFORE THAT WORK IS STARTED.

THE ACCEPTANCE OF ANY MATERIAL OR WORKMANSHIP SHALL NOT PREVENT THEIR SUBSEQUENT REJECTION IF THEY ARE FOUND DEFECTIVE. REJECTS MATERIAL AND/OR WORKMANSHIP AND ANY OTHER REJECTED WORK SHALL BE REMOVED AND REPLACED OR MADE GOOD BY THE CONTRACTOR OR SUB CONTRACTOR, WITHOUT COST TO THE OWNER AND TO THE RESPONSIBILITY OF THE OWNER.

EACH CONTRACTOR AND/OR SUB CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO WORK INSTALLED BY OTHERS, THAT IS CAUSED BY HIS WORK OR EMPLOYEES OR AGENTS. PATCHING AND REPAIRING OF DAMAGED WORK SHALL BE DONE BY THE CONTRACTOR WHO INSTALLED THE WORK, TO THE SATISFACTION OF THE OWNER.

THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR ANY DAMAGE TO HIS WORK OR MATERIALS UNDER THE ACCEPTANCE INSPECTION (I) MAKE AND SHALL MAKE GOOD; WITHOUT COST TO THE OWNER AND DAMAGE OR LOSS OCCURRING DURING THE TIME. HE SHALL PROTECT ADJACENT PROPERTY AND MAKE GOOD ANY DAMAGE TO SAME OCCURRING IN CONNECTION WITH THE BUILDING WORK. HE SHALL PROTECT ALL WORK FROM DAMAGE DUE TO UNAVOIDABLE WEATHER. NO PART OF THE BUILDING SHALL BE LOADED WITH A WEIGHT GREATER THAN IT IS CALCULATED TO BEAR. THE CONTRACTOR SHALL INSTALL GUARD RAILS AND HOODS OPENINGS OR RECAVATIONS WHERE NECESSARY FOR THE PREVENTION OF ACCIDENTS.

THE CONTRACTOR SHALL PROVIDE AND PAY FOR ANY TEMPORARY FROST PROTECTION, TEMPORARY SIGNS, TRAFFIC DIVERSION, SELECT SERVICES FOR CONSTRUCTION, TEMPORARY WATER, TELEPHONE, STORAGE, TAPS, ETC.

THE GENERAL CONTRACTOR SHALL ARRANGE AND CO-ORDINATE ALL SUB-TRADE OR SUB-CONTRACTORS WORK AND PROGRESS TO ENSURE A SMOOTH AND CONSISTENT JOB TO COMPLETION.

ALL GUARANTEES SHALL BE SUBMITTED IN WRITING TO THE OWNER AT THE COMPLETION OF THE JOB. INSTRUCTIONS SHOWS PARTS, LISTS AND PERFORM DATA REFERRING TO MATERIAL IN THE BUILDING SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE JOB.

THE OWNER SHALL HAVE THE RIGHT TO ENTER AND OCCUPY THE BUILDING IN WHOLE OR IN PART FOR THE PURPOSE OF PACKING, FITTING AND EQUIPPING OR FOR OTHER USE BEFORE THE COMPLETION OF THE CONTRACT.

UPON NOTIFICATION OF AWARD OF CONTRACT, THE GENERAL CONTRACTOR SHALL COMPLY WITH THE FOLLOWING DOCUMENTS FOR APPROVAL:

- A. COPY OF THE CONTRACTORS PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE
- B. COMPLETE LIST OF SUB-CONTRACTORS PROPOSED FOR THIS WORK FOR OWNER APPROVAL.

OR AS OTHERWISE NOTED IN THESE DOCUMENTS.

THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN IN GOOD CONDITION DURING CONSTRUCTION AN ADEQUATE AND APPROVED HOARDING AROUND THE PROJECT IN ACCORDANCE WITH MUNICIPAL, PROVINCIAL AND THE LATEST CONSTRUCTION SAFETY REGULATIONS AND SHALL ACT IN ACCORDANCE TO THE REGULATIONS OF THE MINISTRY OF LABOUR.

BUILDING LOCATION

EXISTING FRONT ELEVATION

1" = 1' 0"

EXISTING LANDSCAPE

EXISTING GROUP 'C' UNITS TO REMAIN

EXISTING 3-STORY APARTMENT

EXISTING GROUP 'C' UNITS

EXISTING CONDO UNIT

EXISTING PARKING LOT

EXISTING SIDEWALK

FRONT STREET NORTH

Down town High Street Lane (C/S)

	EXISTING
MIN LOT SIZE	AS EL.
MIN LOT FRONTAGE	AS EL.
MAX. RID. H.	AS EL.
BUILDING COVERAGE	AS EL.
MIN FRONT YARD	AS EL.
MIN REAR YARD (W)	AS EL.
MIN REAR YARD (E)	AS EL.
MIN SIDE YARD (E)	AS EL.
MIN BLDG. COVERAGE	AS EL.
AREA OF WORK (BASEMENT)	1,674 SQ. FT. (241 SQ.M.)
AREA OF WORK (FIRST FLOOR)	1,340 SQ. FT. (211 SQ.M.)

* SITING UNITS SUBJECT TO REMAIN
 * THE BOUNDARY AND DIMENSIONS FROM NEIGHBOURING UNITS AS PER DATES ARE (N/S)

SITE PLAN

1" = 20' 0"

GENERAL NOTES

REFERENCE SYMBOLS

BUILDING SECTION

WALL SECTION

DETAILED CALLOUT

DOOR NUMBER

ELEVATION NUMBER

INTERIOR ELEVATION

SHAWN (ELEVATION)

GRID LINE & WALL

ROOM REFERENCE

WALL TAG

LEGEND

EX. PARKING LOT

EX. GREEN SPACE

EX. APARTMENT UNITS TO REMAIN

PROPOSED UNITS

PROPERTY LINE

EX. TREE (TO REMAIN)

PROPOSED RELOC. UNIT ENTRANCE

EXISTING BASEMENT ENTRANCE (TO REMAIN)

BASEMENT UNITS

FIRST FLOOR UNITS

NO.	DATE	REVISION	BY
1		ISSUE FOR PERMITS	SPF
2		REVISION FOR PERMITS	SPF
3		ISSUE FOR PERMITS	ACT

COMMISSIONER

RENOVATIONS TO EXISTING APARTMENT

40 FRONT STREET NORTH, THOROLD, ON

A-C-K

RECEIVED CITY OF THOROLD

AUG 09 2023

PLANNING & DEVELOPMENT

D13-24-3023

SHEET TITLE: COVER PAGE

Issue to City
 Issue to Development Services
 Issue to Permit
 Issue to Owner
 Issue to Contractor

DRAWN BY: []
 CHECKED BY: []
 DATE: []
 SCALE: AS SHOWN
 PROJECT NO.: []

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