

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, August 17, 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: D13-19-2023
Roll Number: 2731 000 008 06600 0000
Subject Lands: **5 Cunningham Street**
Plan Shriner Farm Pt Lot 15 Pt Lot 16
NP897
Thorold ON
Date of mailing: July 27, 2023



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Urban Living Area, Urban Area Boundary, Centre Community Improvement Area and Built Boundary in the City of Thorold Official Plan and are zoned Residential Second Density Special R2S in accordance with the City of Thorold's Comprehensive Zoning Bylaw 2140(97).

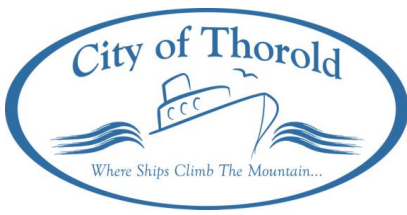
The applicant is seeking minor variances for the proposed construction of a second storey addition to an existing accessory building for the purpose of a second dwelling unit. In order to facilitate the development, as per Comprehensive Zoning Bylaw 60-2019, the following variances from Part 3 – General Regulations are being requested:

- Part 3, Section 3.1, Table 3.1 – Accessory Buildings and Structures – Minimum Rear yard Setback of existing accessory building – To recognize the reduced minimum rear yard setback from 0.9 metres to 0.21 metres; and
- Part 3, Section 3.1, Table 3.1 – Accessory Buildings and Structures – Minimum Interior Side Yard Setback of existing accessory building – To recognize the reduced minimum interior side yard setback (south side) from 0.9 metres to 0.13 metres; and
- Part 3, Section 3.1, Table 3.1 – Accessory Buildings and Structures - Maximum Lot Coverage of Accessory Structures – To increase the permitted lot coverage for accessory buildings from 10% to 15%; and
- Part 3, Section 3.1, Table 3.1 – Accessory Buildings and Structures – Accessory Buildings and Structures – Maximum Height – To increase the maximum height from 4.5 metres to 5.5 metres.

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, August 16, 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.



COMMITTEE OF ADJUSTMENT

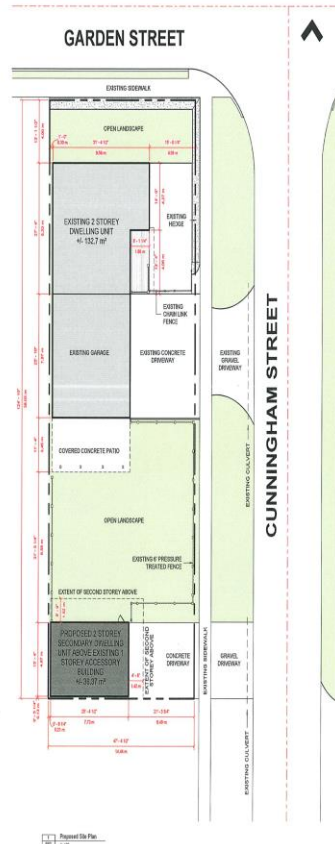
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NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-19-2023 – 5 CUNNINGHAM STREET, THOROLD

ADDITIONAL INFORMATION regarding this application is available to the public by contacting Planning & Development Services Department through telephone 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



SITE STATISTICS		
5 CUNNINGHAM STREET THOROLD ONTARIO		
Lot Area	6022.56 m ² / 546.44 ac	
Existing Dwelling Area	1428.4 m ² / 132.7 m ²	
Proposed Accessory Building Area	393.8 m ² / 36.4 m ²	
Lot Coverage	30.7 %	
ZONING MATRIX		
ACCESSORY BUILDING OR STRUCTURE REQUIREMENTS - R1B RESIDENTIAL ZONE		
REGULATIONS	(R1B) ZONE REQ.	PROPOSED
Permitted Uses	A Maximum of (1) Secondary Dwelling Unit is Permitted on a Lot	One (1) Second Dwelling Unit Above Existing Accessory Building
Maximum Lot Coverage of Accessory Building(s) or Structure(s)	10% of total lot coverage permitted	6.6 %
Maximum Gross Floor Area of Accessory Dwelling Unit	40% of the principal Dwelling unit Gross Floor Area	76 % RELIEF NEEDED
Minimum Front Yard Setback	6.0 m, but in no case closer to the street than the front wall of the dwelling	6.20 m
Minimum Rear Yard Setback	6.0 m	0.21 m EXISTING
Minimum Interior Side Yard Setback	0.9 m	0.13 m EXISTING
Minimum Exterior Side Yard Setback	3 m	N/A
Maximum Height	4.5 m	6.1 m (2 Storey) RELIEF NEEDED
Parking Requirements for Second Dwelling Units in Accessory Buildings	3.21 - One (1) additional parking space shall be provided on the lot and is permitted to be in tandem	One (1) space

PRELIMINARY