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

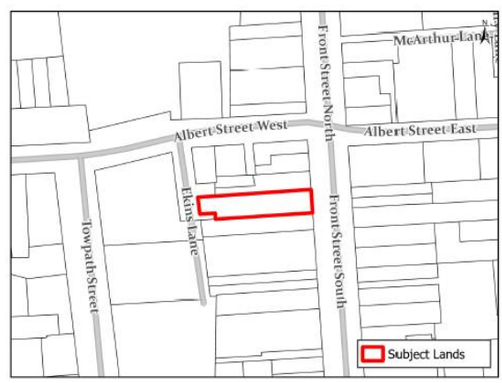
NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING
MINOR VARIANCE D13-22-2024 – 11 FRONT STREET SOUTH, THOROLD

DATE: Thursday, August 15, 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: D13-22-2024
Roll Number: 2731 000 007 06000 0000
Subject Lands: **11 Front Street South**
Plan George Keefer Pt Lot 55
Thorold ON
Date of mailing: July 12, 2024



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

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

The applicant is proposing the construction of a 3 storey, 9 unit apartment building to the rear of the existing 2 storey commercial/residential building on the property as shown on the drawing submitted. In order to facilitate the development as proposed, application is made for relief from the following provisions of Part 6 – General Regulations, Section 6.15 – Parking Space Requirements of Bylaw 2140(97):

- Section 6.15.1(1) Use – apartment building containing not more than 15 dwelling units – To reduce the required number of parking spaces required for the existing and proposed buildings to 3 spaces whereas the bylaw requires 17.

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, August 2, 2024 at 4:30 pm**, or you can appear in person and make a verbal presentation to the Committee. Any written comments received after this date and prior to **Wednesday, August 14, 2024 at 4:30 pm** will not be included in the report, but will 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.

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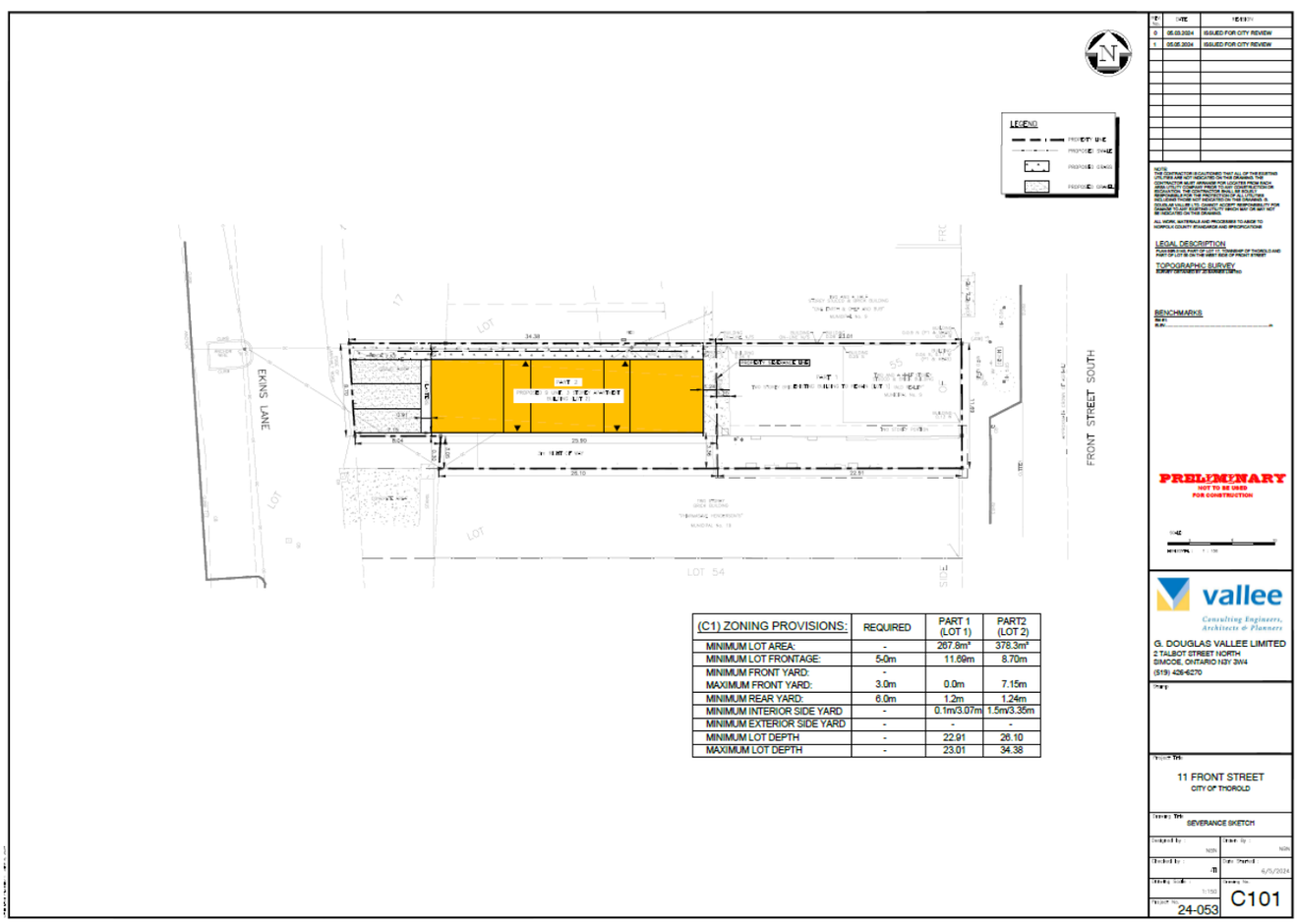
MINOR VARIANCE D13-22-2024 – 11 FRONT STREET SOUTH, THOROLD

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



(C1) ZONING PROVISIONS:	REQUIRED	PART 1 (LOT 1)	PART2 (LOT 2)
MINIMUM LOT AREA:	-	267.8m²	378.3m²
MINIMUM LOT FRONTAGE:	5-0m	11.69m	8.70m
MINIMUM FRONT YARD: MAXIMUM FRONT YARD:	- 3.0m	0.0m	7.15m
MINIMUM REAR YARD:	6.0m	1.2m	1.24m
MINIMUM INTERIOR SIDE YARD	-	0.1m/3.07m	1.5m/3.35m
MINIMUM EXTERIOR SIDE YARD	-	-	-
MINIMUM LOT DEPTH	-	22.91	26.10
MAXIMUM LOT DEPTH	-	23.01	34.38