



## COMMITTEE OF ADJUSTMENT

Development Services Department  
8 Carleton Street South  
Thorold, ON L2V 5C2  
905-227-6613

### NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-09-2025 – 9 FAWN COURT, THOROLD

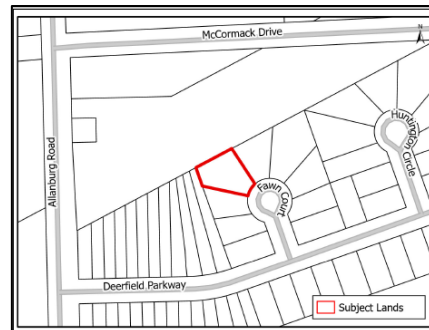
**DATE:** Thursday June 19, 2025, at 9:30 a.m.

**PLACE:** Hybrid Format, See below for details

Under Section 45(2) 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 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:** D13-09-2025  
**Roll Number:** 2731 000 025 11451 0000  
**Subject Lands:** 9 Fawn Court  
Plan NS16 Lot 24  
Thorold, ON  
**Date of mailing:** **May 01, 2025**



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

The applicant is seeking a Minor Variance to facilitate the construction of a garage with residential car lift. This will allow the applicant to store multiple cars inside the garage, as shown on the drawing submitted. To facilitate the development as proposed, the application is requesting relief from the following provisions of the Comprehensive Zoning By-Law (60) 2019:

- Increase to Accessory Buildings and Structures maximum lot coverage permitted from 10% to 11% per Part 3-3.1.
- Increase to Accessory Buildings and Structures Maximum Height from 4.5 metres to 5.5 metres per Part 3-3.1.

#### CURRENT ZONING:

The subject lands are zoned Residential One (R1A) in accordance with the City of Thorold's Comprehensive Zoning Bylaw (60) 2019.

#### CURRENT OFFICIAL PLAN:

The subject lands are designated Urban Area Boundary, Built-Up Area, Urban Living Area, within the Urban Area Boundary and Built Boundary in the City of Thorold Official Plans (2022 and 2016) respectively.

**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 **Thursday, May 22, 2025 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 on the [City of Thorold Committee of Adjustment](#) website, through email at [planning@thorold.ca](mailto:planning@thorold.ca) or by telephone at 905-227-6613 ext. 259.



**COMMITTEE OF ADJUSTMENT**

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 Thorold, ON L2V 4A7  
 905-227-6613

**NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING  
 MINOR VARIANCE D13-09-2025 – 9 FAWN COURT, 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  
 8 Carleton Street South, Thorold, ON L2V 5C2  
 905-227-6613 ext. 259. [planning@thorold.ca](mailto:planning@thorold.ca)

**1A. REGISTERED OWNER(S) CONTACT INFORMATION**

NAMES OF REGISTERED OWNER(S): Lee Philip Jensen

MAILING ADDRESS: 9 FAWN CRT

MUNICIPALITY/POSTAL CODE: L2V 4B1

PHONE: 905-321-2923

EMAIL: leephilipjensen@hotmail.com

LOT AREA = 1101.20 sq.m. = 100% LOT COVERAGE

EXISTING HOUSE LOT COVERAGE = 92.10 sq.m. = 8.36%

EXISTING SHED LOT COVERAGE = 5.97 sq.m. = 0.54%

MAXIMUM LOT COVERAGE = 495.54 sq.m. = 45% OF THE LOT

PROPOSED NEW GARAGE LOT COVERAGE = 111.42 sq.m. = 10.12%

TOTAL PROPOSED LOT COVERAGE = 209.49 sq.m. = 19.02%

EXISTING STONE DRIVEWAY LOT COVERAGE = 108.51 sq.m. = 9.85%

REMAINING LANDSCAPED OPEN SPACE LOT COVERAGE = 783.20 sq.m. = 71.12%

PROPOSED NEW GARAGE HEIGHT = 5.5 m

**1 SITE PLAN**  
1:200