



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 D13-09-2024 – 12 KAYE AVENUE, THOROLD

DATE: Thursday, April 18, 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: D13-09-2024
Roll Number: 2731 000 023 12400 0000
Subject Lands: 12 Kaye Avenue
 Pt Twp Lot 50
 Thorold ON
Date of mailing: March 15, 2024



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are located in the Urban Boundary Area, designated Urban Living Area and are subject to the Built Boundary overlay in the City of Thorold Official Plan, and zoned Residential First Density (R1C) in accordance with Section 9 of the City of Thorold Comprehensive Zoning By-law 2140 (97).

The applicant is proposing the demolition of an existing single detached dwelling to facilitate the construction of a new single detached dwelling in approximately the same location as the existing dwelling. In order to facilitate the development as proposed, application is made for relief from the following provisions:

- By-law 2140 (97), Part 9 – Residential First Density R1C Zone: Section 9.2 (c) – To permit a minimum front yard setback of from 3.6 metres whereas the bylaw requires a minimum front yard setback of 6.0 metres; and
- By-law 2140 (97), Part 9 – Residential First Density R1C Zone: Section 9.2 (e) – To permit a minimum interior side yard setback of 0.9 meters whereas the bylaw requires a minimum interior yard setback of 1.2 metres.
- By-law 60-2019, Part 3 – General Regulations, Section 3.26: Yards to Be Unobstructed, Table 3.5: Platform Structure Permitted Encroachments/ Projections (i.e. Deck, Porch, Balcony, Patio) – To permit a minimum setback from front lot line to platform structure of 3.4 metres whereas the bylaw requires a minimum setback from front lot line to platform structure of 6.0 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 may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Wednesday, April 17, 2024 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.

