



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 D13-05-2024 – 128 CANBY STREET, THOROLD

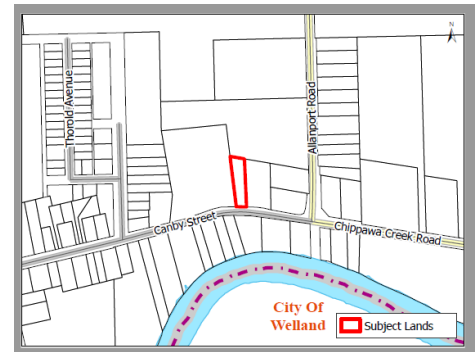
DATE: Thursday, March 21, 2024 at 9:30 a.m.

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: D13-05-2024
Roll Number: 2731 000 029 04501 0000
Subject Lands: **128 Canby Street**
 Plan M7 Pt Lot 27 RP 59R7580
 Thorold ON
Date of mailing: February 16, 2024



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Rural in the City of Thorold Official Plan, and zoned Rural (RU) in accordance with the City of Thorold Comprehensive Zoning Bylaw 60-2019, Part 9 – Agricultural & Rural Zones.

The applicant is proposing the construction of an accessory structure for the purpose of a storage building as shown on the drawing submitted. In order to facilitate the development as proposed, application is made for relief from the following provisions of Bylaw 60-2019:

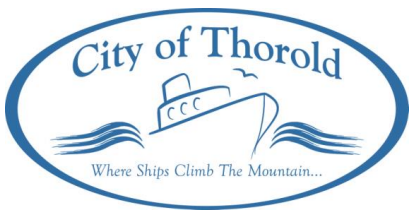
- Part 9 – Agricultural & Rural Zones, Table 9.4: Accessory Building and Structure to Residential Uses Requirements for the Agricultural and Rural Zones – To permit a minimum interior side yard setback of 1.2 metres whereas the by-law requires a minimum side yard setback of 3.0 metres; and
- Part 9 – Agricultural & Rural Zones, Table 9.4: Accessory Building and Structure to Residential Uses Requirements for the Agricultural and Rural Zones, Maximum Height – To permit a maximum height for an accessory structure to residential uses of 6.4 metres whereas the by-law permits a maximum height of 4.5 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 may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Wednesday, March 20, 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.

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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**NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING
 MINOR VARIANCE D13-05-2024 – 128 CANBY STREET, 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

RECEIVED
CITY OF THOROLD
JAN 25 2024
PLANNING & DEVELOPMENT

2 SITE PLAN
3 1" = 30'-0"

128 CANBY STREET - THOROLD, ON.	
LOT AREA	0.66 ACRES
ZONING	RJ - RURAL (COUNTRYSIDE ZONE)
ROLL NUMBER	2731-000-029-04501
ZONE PROVISIONS	RH REQUIREMENTS PROPOSED
MIN. SIDE YARD	3.0 m 1.2 m
MIN. FRONT YARD	9.0 m 86.3 m
MIN. REAR YARD	3.0 m 3.0 m
MAX. BUILDING HEIGHT	4.5 m 6.4 m
BLDG FOOTPRINT	86.6 m ² (1040.0 Bq)

IDENTIFIED USING THE CITY OF THOROLD COMPREHENSIVE GIS MAPPING & BY-LAW No. 60-2019

****TABLE S.4 MAXIMUM LOT COVERAGE = 15%****
 INCLUDING DWELLING IN THE RJ ZONE
 PROPOSED: 9.6% LOT COVERAGE

NOTE:
 A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 | Rev | 3

**LIGHT-DUTY
 SILT FENCE BARRIER**

OPSD 219.110

1333 HIGHWAY #3
 DUNNVILLE, ONTARIO
 N1A 2W7
 phone: (905) 774-4307

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE ISSUED.

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ROB & TRISH MIDDLEMISS
 STORAGE BUILDING
 128 CANBY STREET,
 THOROLD, ON.,
 L0S 1K0

DATE: V30-22-334

Drawn by: B. BENNETT
 DATE: AUG. 20, 2022
 CHECKED: C-1