



July 12, 2024

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Minor Variance Application D13-12-2024
73 Martin Street, Thorold, Ontario
PLAN 17 LOT 41 NP903

PROPOSAL: An application has been submitted for an accessory structure which proposes a garage on the ground floor and a second dwelling unit on the second floor. The lands are zoned Residential One (R1C) in accordance with the City's Comprehensive Zoning Bylaw 60-2019). Regulations relating to second dwelling units are governed by the City of Thorold Comprehensive Zoning Bylaw 60-2019. In order to facilitate the development, the following variance from the provisions of Bylaw 60-2019 is being requested:

- Relief from Part 3 – General Regulations, Table 3.1: Accessory Building or Structure Requirements – To permit a maximum height for an accessory structure within the residential zone of 5.7 metres whereas the bylaw permits a maximum of 4.5 metres.

RECOMMENDATION:

That Minor Variance Application D13-12-2024 to increase the maximum permitted height for an accessory structure within the residential zone from 4.5 metres to 5.7 metres, for the purpose of a garage on the ground floor and a second dwelling unit on the second floor **BE APPROVED**.

Site Description

The subject lands are located on the west side of Martin Street between Chippawa Street to the north, and Beaverdams Road to the south, west of the Welland Canal as shown in **Figure 1**. The land is currently developed with a single detached dwelling. The proposal is for an accessory structure with a garage located on the ground floor and a second dwelling unit (SDU) on the second floor, located to the rear of the property, as shown in concept drawing in **Figure 2**, as well as the proposed Site Plan (**Appendix 1**).



Figure 1: Location Map

Comprehensive Zoning Bylaw 60 (2019). As the accessory structure does not conform to the height provision as set out by Section 3.1, a minor variance to permit an increase in height is being requested.

A review of the proposed SDU within an accessory structure compared to the provisions of Section 3.1 of Zoning Bylaw 60 (2019) is provided in the table below.

Table 1: Bylaw 60 (2019) – Section 3.1 – Accessory Buildings and Structure

Bylaw 60 (2019) – Accessory Buildings and Structures Requirements and Second Dwelling Units		
Provisions	Residential Zones Requirement	Provided
Maximum Lot Coverage of Accessory Building(s) or Structure(s)	10% of total lot coverage permitted	9.7%
Minimum Front Yard Setback	6.0 m, but in no case closer to the street than the front wall of the dwelling	20 m
Minimum Rear Yard Setback	0.9 m	1.2 m
Minimum Interior Side Yard Setback	0.9 m	1.32 m
Minimum Exterior Side Yard Setback	3 m	N/A
Maximum Height	4.5 m	5.7 m*

***Denotes zoning deficiency**

MINOR VARIANCE PLANNING ANALYSIS:

The Committee of Adjustment, in accordance with Section 45 (1) of the Planning Act, may authorize a minor variance from the provisions of the bylaw, subject to the following considerations:

- The variance maintains the general intent and purpose of the Zoning Bylaw.
- The variance maintains the general intent and purpose of the Official Plan.
- The variance is appropriate for the development or use of the land.
- The variance is minor in nature.

A summary of planning staff’s review of the proposed variances with respect to each of these considerations is provided below.

Is the general intent and purpose of the Zoning Bylaw maintained?

The intent of the maximum height of 4.5 metres for accessory structures is to ensure that accessory buildings do not impact neighbouring properties, and to ensure their accessory nature to the primary dwelling. The proposed additional height will permit a two (2) story SDU, allowing for a low density housing option, and will remain a lesser height than the 11 metre building height permitted for primary dwellings within the R1C zone. Furthermore, the accessory structure is proposed to be located away from the residential neighbours to the rear of the property, which is anticipated to mitigate privacy concerns associated with the proposed increase in height.

Staff are satisfied that the variance requested to permit an increase in the maximum permitted height of an accessory structure from 4.5 metres to 5.7 metres maintains the general intent and purpose of the bylaw.

Is the general intent and purpose of the Official Plan maintained?

The subject property is located in the Urban Area Boundary, designated Urban Living Area and are subject to the Centre Community Improvement Area and Built Boundary overlays in the City of Thorold Official Plan.

The Built-Up Area comprises all lands within the Urban Area Boundaries of Thorold that have been developed into urban uses as of June 2006. Lands designated Urban Living Area are the site of existing and planned residential development and complementary uses on full municipal services.

According to the City's Official Plan, SDUs are considered to be an appropriate form of residential intensification and such housing will also contribute to the supply of affordable housing in the City. On this basis, according to the Official Plan, SDUs are permitted in the Urban Living Area designation and are also permitted as-of-right in the City's implementing Zoning Bylaw within the Urban Living Area designation.

Section B.1.1.4.2 of the Official Plan outlines objectives for urban character in the City, which include:

- To respect the character of stable residential areas and only support applications for new development that are physically compatible with the character of the surrounding neighbourhood; and
- To maintain and enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.

The proposed variance would allow for a SDU within a permitted accessory structure, behind the existing dwelling on the subject lands. The existing established neighbourhood contains a variety of one and two storey residential dwellings and a variety of accessory structures, including the two storey accessory structure located immediately to the north of the subject lands at 71 Martin Street. With the introduction of a SDU, no negative impacts to the existing neighbourhood are anticipated as the scale and character of the neighbourhood has been maintained.

Therefore, staff is of the opinion the requested variance would maintain the general intent and purpose of the Official Plan.

Is the variance appropriate for the development of the land?

This is not a subjective test as to whether the variance is appropriate to the Applicant or to neighbouring property owners. Rather, the test examines whether the variance is desirable from the standpoint of permitting appropriate development as a public interest.

According to the City's Official Plan, SDUs are considered to be an appropriate form of residential intensification and such housing will also contribute to the supply of affordable housing in the City. SDUs within accessory structures are permitted on the lands, and are compatible with the existing development of the neighbourhood in scale and built form. As such, staff is of the opinion the requested variance is appropriate for the development of the land.

Is the variance minor?

In making a determination of whether a variance is minor, Committee will have more regard for the degree of impact which could result from the relief and less regard to the magnitude of numeric or absolute relief sought by the applicant.

In staff's opinion, the impact on the streetscape and neighbouring properties as a result of the proposed increase in height will not be discernable. As such, the variance requested to permit an increase in the maximum permitted height of an accessory structure from 4.5 metres to 5.7 metres is minor.

COMMENTS:

Agency & Department Comments

The application was circulated to internal departments and external agencies for comments, which are summarized below. A copy of the agency and department comments received are provided in **Appendix 2**.

The following Departments/Agencies provided comments noting no concerns with the proposal: Cogeco, City Engineering Division, City of Thorold Heritage Advisory Committee (LACAC), City Tax Department, GIO Rail, Niagara Peninsula Conservation Authority (NPCA), and TransCanada Pipelines Limited.

The following Departments/Agencies did not provide comments on the proposal: Bell Canada, Hydro One, Thorold Fire and Emergency Services, Niagara Escarpment Commission, Ontario Power Generation, Trillium Railway, Canada Post, Canadian National Railway, District School Board of Niagara, and Niagara Catholic District School Board.

Ministry of Transportation Ontario

- MTO staff noted that the subject area is located within the MTO Permit Control Area for the Highway 58 and as a result, the applicant should be made aware that an MTO Building & Land Use Permit will be required from this office prior to the start of any onsite construction/works. MTO noted that these comments are preliminary only, and prior to any MTO permit applications being submitted, the MTO requested that the City circulate the official application for review, where they will provide more detailed comments.

Niagara Region

- Regional staff noted that due to the proximity to an active rail line (approximately 380 metres from CN Railway Line), and Highway 58, The subject site is approximately 380 metres from the CN Railway Line and approximately 360 metres, staff suggest, for the Applicants consideration, that at the Building Permit stage, appropriate noise mitigation measures/building materials are implemented in the building design/construction in order to ensure that the recommended indoor sound levels of the Ministry of the Environment, Conservation, and Parks' ("MECP") NPC-300 Guidelines is achieved, including the installation of air conditioning so that windows can remain closed, and double-paned windows.
- Additionally, Regional staff also noted that future owners and tenants should be made aware of the potential for noise from the railway and highway through the following warning clauses in future offers of purchase and sale and tenant agreements:

- “Purchasers/tenants are advised that sound levels due to rail traffic and highway traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound level may exceed the Municipality’s and the Ministry of Environment, Conservation and Parks’ noise criteria.”

City Building Department

- Clearances to above ground electrical conductors shall be as per OBC subsection 3.1.19., article 9.1.1.5., article 3.15.5.2., or 9.38.3.4. as applicable. (Conform to the requirements of CAN/CSA-C22.3 No.1, “Overhead Systems”, for electrical conductors carrying voltages greater than 69 kV.)
- Proposed development appears to be located within a MTO Permit Control Area. A Building and Land Use permit from the Ministry of Transportation is required. A copy of the MTO Building and Land Use permit is required as part of a building permit application.
- Building permits are required for the construction of the proposed building and water/sewer services on site.
- All unprotected openings in an exterior wall facing a property line or another building are limited in size according to OBC 9.10, unless approved otherwise.
- No unprotected openings are permitted in any exterior wall with a limited distance less than 1.2m (4').
- No plumbing serving a dwelling unit shall comply with OBC 7.2.1.1(4).
- Refer to Fire Department for all fire safety matters, life safety and emergency procedures.

Public Comments

The application was also circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands. A copy of the public comments received are provided in **Appendix 3**.

In response to the received public comments, the applicant has revised the design to reduce the proposed height from an original 6.3 metres to 5.7 metres. The original proposal has been modified. The Applicant has reduced the overall height of the structure and mirrored the structure. Moving a number of openings (windows/doors) to the south side, thereby lessening the impact on the adjacent lands to the north.

CONCLUSION:

In conclusion, it is the recommendation of Planning staff that minor variance application D13-12-2024 requesting a minor variance to the City of Thorold Comprehensive Zoning Bylaw 60-2019 to increase the maximum permitted height for an accessory structure within the residential zone from 4.5 metres to 5.7 metres be approved without conditions for the reasons as described within this report.

Prepared by:

ORIGINAL SIGNED

Jessica Abraham
Planner, Development Services

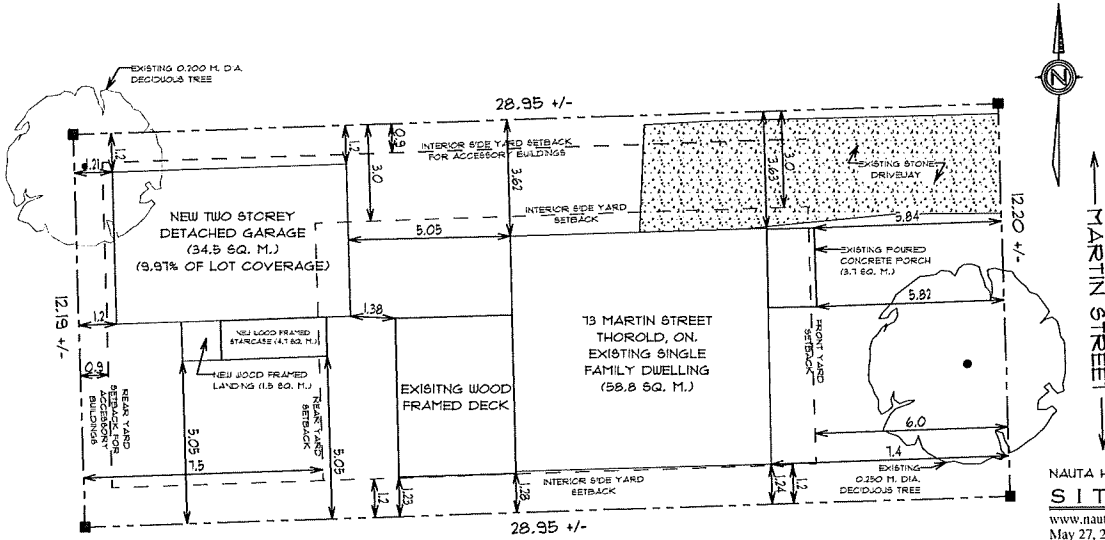
Respectfully Submitted By:

ORIGINAL SIGNED

Marc Davidson
Senior Development Planner,
Development Services



Appendix 1: Site Plan



LOT COVERAGE		
RIC ZONE	SQ. M.	%
LOT AREA	353.12 SQ. M.	
EXISTING LOT COVERAGE	62.5 SQ. M.	17.70%
PROPOSED LOT COVERAGE	103.8 SQ. M.	29.40%
MAXIMUM LOT COVERAGE	158.9 SQ. M.	45%

SURVEY PROVIDED BY:
 GARRETT RUSSEL P.Eng
 SURVEY NUMBER: 13MART
 DATE OF SURVEY:
 DECEMBER 13 2023

NAUTA HOME DESIGNS
SITE PLAN E
 www.nautahomedesigns.com 905-892-9657
 May 27, 2024 R.B. 02:51 PM
 CONTRACT # 2023-221 PLAN # GR351



Appendix 2: Agency & Department Comments

Angela Nesbitt

From: Boekestyn, Alex <Alex.Boekestyn@niagararegion.ca>
Sent: Friday, May 3, 2024 3:24 PM
To: Angela Nesbitt
Cc: Development Planning Applications; Young, Katie; Lampman, Cara
Subject: Regional Comments - May Committee of Adjustment Applications
Attachments: Regional Comments - 40 River Street - 2024-05-03.pdf; Regional Comments - 2740 Merrittville Highway - 2024-05-03.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Angela,

Please see the attached Regional comments for 40 River Street and 2740 Merrittville Highway. Additionally, staff offer the following comments for 73 Martin Street.

The subject site is approximately 380 metres from the CN Railway Line and approximately 360 metres from Highway 58. Regional staff recognize there is intervening development between the proposed development and both the rail line and Highway 58. As such, Regional staff suggest, for the Applicants consideration, that at the Building Permit stage, appropriate noise mitigation measures/building materials are implemented in the building design/construction in order to ensure that the recommended indoor sound levels of the Ministry of the Environment, Conservation, and Parks' ("MECP") NPC-300 Guidelines is achieved, including the installation of air conditioning so that windows can remain closed, and double-paned windows.

In addition, future owners and tenants should be made aware of the potential for noise from the railway and highway through the following warning clauses in future offers of purchase and sale and tenant agreements:

"Purchasers/tenants are advised that sound levels due to rail traffic and highway traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound level exceed the Municipality's and the Ministry of Environment, Conservation and Parks' noise criteria."

Should you have any questions please do not hesitate to reach out.

Kind regards,

Alex Boekestyn, MSc

DEVELOPMENT PLANNER

Niagara Region, 1815 Sir Isaac Brock Way, Thorold, ON, L2V 4T7



P : (905) 980 - 6000 ext. 3264
W : www.niagararegion.ca
E : Alex.Boekestyn@niagararegion.ca



My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.

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Angela Nesbitt

From: Amirpour, Siavash (MTO) <Siavash.Amirpour@ontario.ca>
Sent: Friday, April 12, 2024 11:00 AM
To: Angela Nesbitt
Subject: RE: Request for comments - City of Thorold Committee of Adjustment May 2024 - Due by Friday, May 3rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Angela,

Re: Requests for comments – City of Thorold Committee of Adjustment May 2024

- D13-12-2024 73 Martin Street

The subject sites described above (**73 Martin Street**) appears to be located within the **MTO Permit Control Area** for Highway 58, as a result, the applicant should be made aware that an MTO Building & Land Use Permit(s) will be required from this office prior to the start of any onsite construction/works. Further, MTO requests that the drawings related to be sent to this office for review. These comments are preliminary only, and prior to any MTO permit applications being submitted, the MTO requests that the City circulate the Official Site Plan Application for the subject site for review, where we will provide more detailed comments, including what materials will be required for review as part of the Site Plan Application circulation.

- D13-13-2024 2740 Merrittville Highway

The subject sites described above (**2740 Merrittville Highway**) appears to be located within the **MTO Permit Control Area** for Highway 406, as a result, the applicant should be made aware that an MTO Building & Land Use Permit(s) will be required from this office prior to the start of any onsite construction/works. Further, MTO requests that the drawings related to be sent to this office for review. These comments are preliminary only, and prior to any MTO permit applications being submitted, the MTO requests that the City circulate the Official Site Plan Application for the subject site for review, where we will provide more detailed comments, including what materials will be required for review as part of the Site Plan Application circulation.

- D10-09-2024 40 River Street
- D13-11-2024 40 River Street Part 1

According to your information, two of the properties (**40 River Street** and **40 River Street Part 1**) you describe are located outside the MTO Permit Control Area. Therefore, we have no comment.

Information regarding the application process, forms and the policy can be found at the link:

[Highway corridor management | ontario.ca](https://www.ontario.ca/highway-corridor-management)

Please do not hesitate to contact me if you have questions or concerns.

Sincerely,

Siavash Amirpour, EIT, RCJI, PMP | Corridor Management Officer

Highway Corridor Management Section | Central Operations | Ministry of Transportation
159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7
Telephone: 647-530-4027 | Email: siavash.amirpour@ontario.ca



From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Sent: April 12, 2024 10:28 AM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@kogeco.com>; DSBN - Michelle McPhee (Michelle.McPhee@dsbn.org) <Michelle.McPhee@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; Amirpour, Siavash (MTO) <Siavash.Amirpour@ontario.ca>; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; Akhtar, Usman (MTO) <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; Tansony, Cheryl (MNRF) <Cheryl.Tansony@ontario.ca>; Adair, Kendra (MNRF) <Kendra.Adair@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <mjosipovic@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Request for comments - City of Thorold Committee of Adjustment May 2024 - Due by Friday, May 3rd

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good day,

The May 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here –<https://files.thorold.ca/s/kYd6XkowmaoJdSt> for the consent and minor variance applications listed below:

D10-09-2024	Consent	40 River Street
D13-11-2024	Minor Variance	40 River Street Part 1
D13-12-2024	Minor Variance	73 Martin Street
D13-13-2024	Minor Variance	2740 Merrittville Highway

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, May 3rd, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON., L2V 4A7

www.thorold.ca

Angela Nesbitt

From: Ben Hiebert
Sent: Wednesday, May 8, 2024 2:13 PM
To: Angela Nesbitt; Connor MacIsaac
Cc: Jason Simpson; Daniel Dickson
Subject: 73 Martin St - Building Comments

73 Martin St

- Clearances to above ground electrical conductors shall be as per OBC subsection 3.1.19., article 9.1.1.5., article 3.15.5.2., or 9.38.3.4. as applicable. (Conform to the requirements of CAN/CSA-C22.3 No.1, "Overhead Systems", for electrical conductors carrying voltages greater than 69 kV.)
- Proposed development appears to be located within a MTO Permit Control Area. A Building and Land Use permit from the Ministry of Transportation is required. A copy of the MTO Building and Land Use permit is required as part of a building permit application.
- Building permits are required for the construction of the proposed building and water/sewer services on site.
- All unprotected openings in an exterior wall facing a property line or another building are limited in size according to OBC 9.10, unless approved otherwise.
- No unprotected openings are permitted in any exterior wall with a limited distance less than 1.2m (4').
- No plumbing serving a dwelling unit shall comply with OBC 7.2.1.1(4).
- Refer to Fire Department for all fire safety matters, life safety and emergency procedures.



Ben Hiebert C. Tech

Building Inspector, Plans Examiner
Planning and Development Services

City of Thorold

905-227-6613 x257

P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON., L2V 4A7

www.thorold.ca



Appendix 3: Public Comments

Development Service Department
3540 Schmon Parkway, PO Box 1044
Thorold, Ontario, L2V 4A7

Referencing Application # D13-12-2024
Subject Land: 73 Martin St., Plan 17-Lot 41 NP903 Thorold Ontario
Roll Number 2731 00 011 12900 0000
Hearing Date: Thursday July 18, 2024, at 9:30am

City Planners and Committee Adjusters of Thorold

I am writing as a resident of [S.14 MFIPPA] to express my concerns regarding the Minor Variance requested for 73 Martin St. In the request, an accessory structure for the purpose of a garage on the ground floor and a second dwelling unit on the second floor. My concerns are as follows.

The neighborhood consists of 95% percent single story dwellings between Queen St. S. and Martin St. This building reaching twenty-one feet in height will look out of place and cause many other issues going forward.

Parking – Currently Martin St. has one sided parking on the west side of the street. Many residents in the direct vicinity of 73 Martin have nurses and home care coming in and out daily and at times must park a fair distance away. In most evenings, Martin St. has all available street parking full. At all times, the view for residents backing out or their driveways is obscured by the vehicles on the road. Vehicles coming in both directions must squeeze in and out to pass each other. This is a current concern with many children in the area as well. Snowplows and Emergency Vehicles have a challenging time maneuvering the street.

Privacy – If the amendment to the bylaws goes through, the proposed building will look directly into multiple residences' yards. Family time in the local residences will not be the same with a building that will stand nearly fifteen feet higher than the 6-foot fences that currently abut the property. Also, the entrance to the dwelling will look directly into the yard at [S.14 MFIPPA], with the staircase just inches off of the fence line.

Shadows and lighting - With building codes requiring a light at the entrance, the yard will be lit up through the night. At the requested new height, the sun will be blocked for the better part of the day. This in turn will affect the large maple tree in my yard and any gardens/plants throughout the spring and summer. I currently make the most out of my time spent in my yard with playing my children, feeding the birds, hosting bar-b-ques, and relaxing in the sun which creates a positive/healthy environment in the household.

Drainage – Currently most of the backyards abutting [S.14 MFIPPA], drain into my backyard. There is an old weeper system within three feet of the fence that is clogged and needs repair right out to Beaverdam's Rd. The water makes its way under my concrete driveway and heaves the last five feet of it. If this residence is constructed, the eavestrough drainage will increase the drainage issues in this area. There are no sump pumps in the residences on Queen and Martin and the sewage pipes are also at capacity.

As a lifetime resident of Thorold, I do not believe amending the By-law for 73 Martin is a promising idea. It is my belief that this is a for profit build and will affect ten or more longtime residents for one residents' gain. The square footage of the dwelling will be roughly 350 square feet which in the rental community would be a bachelor or small one bedroom. The disruptions to neighbors and the properties will not benefit the area.

Thank you for considering my objections in this ruling.

Mr. Joseph Warner

S.14 MFIPPA
[REDACTED]

MAY 15 2024

PLANNING
DEVELOPMENT

**Residents of Martin Street S. and Queen Street S.
who are not in favour of the proposed Minor
Variance D13-12-2024 – 73 Martin Street**

Rob Nicholson

S.14 MFIPPA

MARK McFarquhar

S.14 MFIPPA

Gray McLaughlin

S.14 MFIPPA

Joe Rondinone

S.14 MFIPPA

Paula Rondinone

S.14 MFIPPA

Andriella Gayla

S.14 MFIPPA

Genest Best

S.14 MFIPPA

J. Cowen

S.14 MFIPPA

Michelle

S.14 MFIPPA

J. W.

Stephen Chabot

Malinda
Kum Crawford

S.14 MFIPPA

Debbie Crawford

DAN HANZ

Laura Halder

**Residents of Martin Street S. and Queen Street S.
who are not in favour of the proposed Minor
Variance D13-12-2024 – 73 Martin Street**

1. Edward & Kumpiewicz
Lesa Lepera
Ralph Colitti

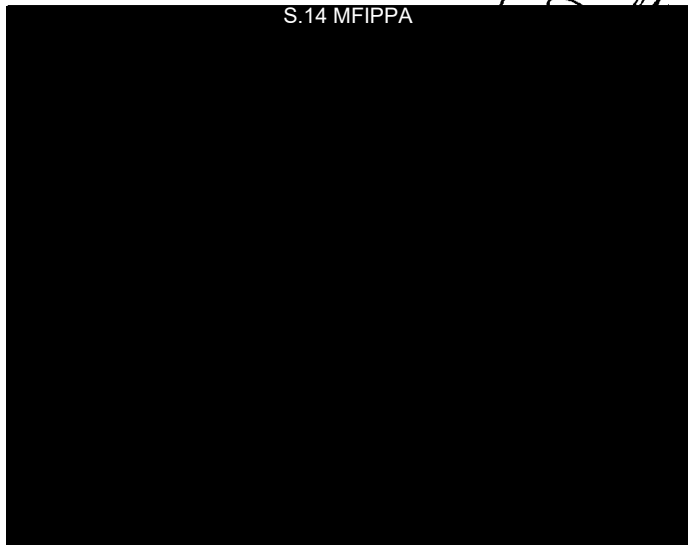


Heathery Colitti
James Colitti



Edward Kuchan

J. Papp
E. Herbert

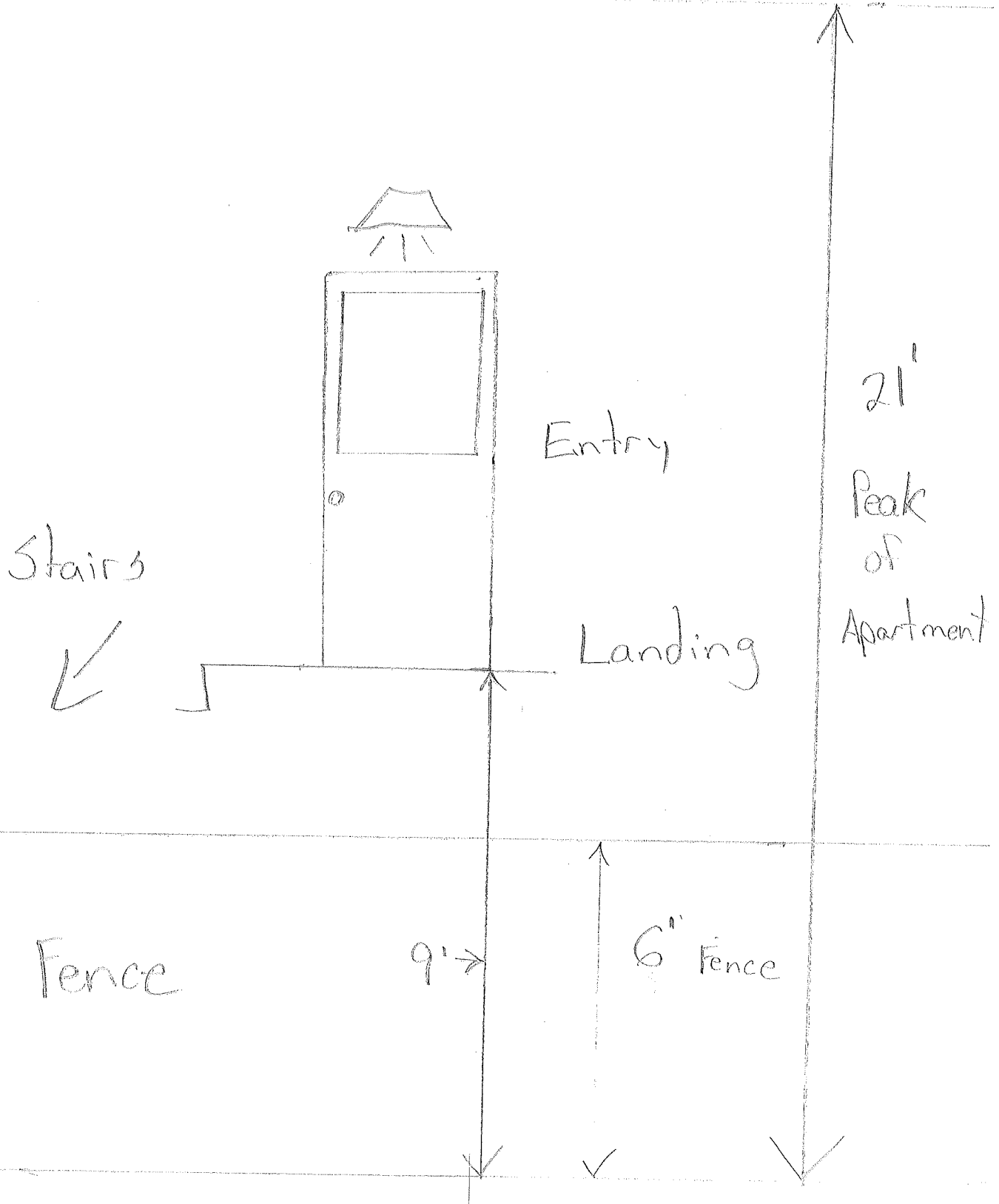


T. Kwazy

~~Frank~~
~~W~~ Robert

73 Martin St.
Apartment

1:50 \Rightarrow 2'/1
Scale



Angela Nesbitt

From: City of Thorold Planning
Sent: Thursday, July 4, 2024 8:42 AM
To: Angela Nesbitt
Cc: Jessica Abraham; Marc Davidson
Subject: FW: 73 Martin Street

Good morning Angi,

Please see below comments received for 73 Martin.

Thank you,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON., L2V 4A7

www.thorold.ca

From: Debbie Crawford <S.14 MFIPPA >
Sent: July 4, 2024 6:43 AM
To: City of Thorold Planning <Planning@thorold.ca>
Subject: Re: 73 Martin Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

On Thu, July 4 2024 at 6:30 am Debbie Crawford <S.14 MFIPPA > wrote:

Referencing Application #D13-12-2024
Subject Land: 73 Martin St, Plan 17-Lot 41 NP903 Thorold ON
Roll number 2731 000 011 12900 0000
Hearing Date: July 18,2024 @ 0930

City Planners & Committee Adjusters of Thorold,

I am writing to you as a 36-year resident of Queen St South to express my concerns regarding the minor variances requested for 73 Martin St. The homeowner is planning to build an accessory structure consisting of a garage on the ground floor and a second dwelling unit on the upper floor. Myself and other members of the neighborhood have concerns regarding this plan.

1. Character of the neighborhood needs to be considered as almost all the homes in the surrounding area are bungalow or 1 story structures. A potential 2-storey build would look out of place and incompatible with the character of the existing neighborhood.
2. Light/shadowing of homes in close proximity to this new structure have the potential to be negatively impacted by this build. Rear neighbours will be blocked of morning sun by this 2-storey structure. Residents with solar panels will have less generation of electricity and affect finances as a result.
3. Privacy is likely the biggest concern with the proposed structure. This 2nd storey dwelling will overlook multiple yards from all sides. Many residents, myself included, have invested time and resources to build privacy fences to be able to enjoy one's backyard in private with family and friends. By law we are unable to build higher fences then we already have to "gain our privacy back" if this structure is built. There will no longer be privacy while I am out in my yard.
4. Drainage has the potential to be an issue with such a large structure being built and taking up a larger area of property that previously allowed for more drainage. It is an older neighborhood, with older foundations with likely no sub pumps to help with excessive water drainage. This potentially could put multiple homes in the area in a vulnerable state if we experience high levels of rain/snow.
5. Traffic and parking may be an issue depending on how many occupants will live in both the existing home and in the new second dwelling. How many vehicles will there be between the two dwellings and are this a large enough lot to cover parking for said vehicles ? The street only allows for parking on one side. Potential challenges in winter for snow removal must be considered as roads must be cleared of vehicles to allow for plows to clear the streets effectively as per by-law.

I hope this letter clearly explains my many concerns regarding this potential structure build on Martin St. This will aesthetically look out of place, but most importantly to me, take away the privacy I enjoy in my own yard of 36 years.

I appreciate your time and consideration in this matter.

Kevin & Debbie Crawford

S.14 MFIPPA
[REDACTED]

Secretary Treasurer of Committee of Adjustment
3540 Schmon Parkway, PO Box 1044
Thorold Ontario, L2V 4A7
905-227-6613

Referencing Application # D13-12-2024
Subject Land: 73 Martin Street, Plan 17-Lot 41 NP903 Thorold Ontario
Roll Number 2731 000 011 12900 0000
, Hearing Date: THURSDAY JULY 18, 2024 at 9:30am

City Planners and Committee Adjusters of Thorold

I'm writing as a resident of Queen Street South to express my views regarding the Minor Variances requested for 73 Martin Street. The request to build an accessory structure for the purpose of a garage on the ground floor, and a second dwelling unit on the second floor. There are plenty of areas of concern with building this secondary structure in our neighborhood.

Character of the Neighborhood should be considered as most homes in our area are all Bungalow/ 1 story structures. This second story dwelling would look "out of place/out of character" within this area. New structures or developments should be compatible and respect the character of the long standing nature of the neighborhood.

Light/ Shadowing of other homes within close proximity to this new structure has a large negative effect on our home lives. Our home and backyard will now be blocked of the morning sun, which in turn will shade our backyard where our children enjoy playing in our safe/ fenced in backyard. With the loss of morning sunlight this will affect the existing Solar Panels we had strategically installed on our home for a more cost effective way of living. This will have a large impact on the generation of electricity we collect per year as well an economical effect on sustainable energy. Not only will this lessen our yearly generation, but it will affect our financial situation in a negative way. This would be a concern of not only our property but our neighbor who also has solar panels on their home.

Privacy is one of the biggest concerns with this second story dwelling that will be overlooking multiple yards from the front, rear and sides of this structure. With by law regulations in place we are unable to build higher privacy fences to try and gain "our privacy back" if this structure is built. Our backyard as well as many of our neighbors is our place of relaxation and our way of enjoying the outdoors in private with our families and friends. If this structure is built PRIVACY doesn't seem possible. My biggest privacy issue with this second story dwelling is the way it will overlook our home. The backside of

this structure will actually be able to look directly down and into our bathroom window. This is not just a regular window; it needs to be opened for ventilation from showering as when our homes we built there were no fans to help with heat ventilation. As well as the window is placed IN OUR SHOWER, in turn the dwelling can look right into our shower while we are in there, in the privacy of our homes yet being unknowingly seen by a stranger. This is clearly an invasion of privacy. We do have young children in our home that this is not an acceptable situation.

Drainage can be an issue when adding such a large structure to the neighborhood as it will be covering a larger area of the property, where drainage used to be available. Seeing as this is an older neighborhood this structure can have a negative impact on the older foundations in our area especially as they do not have sub pumps to help with excessive water drainage. This issue would put all the neighboring homes in a vulnerable situation with any significant precipitation.

Traffic and Parking can become an issue in many different ways. For example how many people are expected to live in the existing home and as well as the new dwelling? How many vehicles will each structure obtain? Does this lot have enough room for the vehicles to all be parked on this property? Especially in the winter months when all roads must be clear of cars after snow fall for proper snow removal. Not only would that be a by-law issue but being a courteous neighbor should be kept in mind as well.

Aesthetically this structure will look out of place and will be hindering all neighboring properties of their privacy by taking away everything they enjoy doing in the privacy of their own homes and yards.

Thank you for considering my objections in this ruling

Mr. Malvin Jeffery

S.14 MFIPPA
[REDACTED]
[REDACTED]

P.S. Please send a copy of your decision to the above address.

I also ask that all council members receive a copy of this letter prior to the hearing date of Thursday July 18, 2024