



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 D13-01-2024 – 296 COLLIER ROAD, UNIT 16, THOROLD

DATE: Thursday, January 25, 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: D13-01-2024
Roll Number: 2731 000 023 01900 0000
Subject Lands: **296 Collier Road, Unit 16**
 Thorold Pt Twp Lot 32 Plan
 Thorold ON
Date of mailing: December 20, 2023



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated General Industrial, Urban Living Area, Centre Community Improvement Area and Built Boundary in the City of Thorold Official Plan and zoned General Industrial M2 in accordance with Zoning Bylaw 60-2019, Part 8 – Employment Zones.

The applicant is proposing the construction of a propane cylinder facility compound as shown on the drawing submitted. In order to facilitate the development, as per Zoning Bylaw 60-2019, the following variance from Part 8 – Employment Zones, Section 8.2, zone provisions is being requested:

- Bylaw 60-2019, M2 – General Industrial, Section 8.2, Table 8.2 – Permitted Uses in the Employment Zones – To include a propane handling compound to the permitted uses.

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, January 24, 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 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

