



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 D13-03-2024 – 57 REGENT STREET, THOROLD

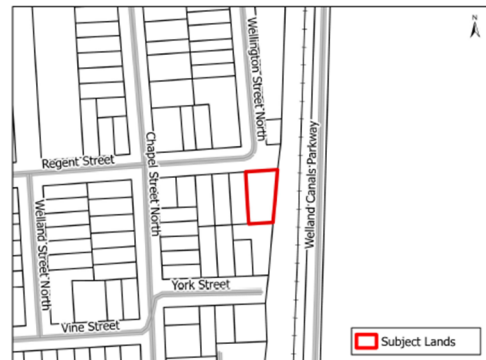
DATE: Thursday, February 15, 2024 at 9:30 a.m.

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: D13-03-2024
Roll Number: 2731 000 003 01400 0000
Subject Lands: **57 Regent Street**
Plan 10816 Pt Lot 1 Pt Lot 2
Thorold ON
Date of mailing: January 26, 2024



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Urban Living Area, Urban Area Boundary, Centre Community Improvement Area and Built Boundary in the City of Thorold Official Plan and zoned Residential Second Density Special R2S in accordance with Comprehensive Zoning Bylaw 2140(97), Section 12.

The applicant is proposing the construction of a second dwelling unit in an accessory building as shown on the drawing submitted. In order to facilitate the development, the following variance is being requested:

- Bylaw 2140(97), Part 12 - Residential Second Density Special R2S – To permit a second dwelling unit in an accessory structure in accordance with Part 3 – General Regulations, Section 3.21 – Second Dwelling Units in Bylaw 60-2019.
- Bylaw 60-2019, Section 3.18 – Railway Setbacks – To reduce the railway setback from 15 metres to 4.81 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, February 14, 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.



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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.

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

