



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 D13-16-2024 – 45 – 53 HARMONY WAY, BLOCK 29, THOROLD

DATE: Thursday, June 20, 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: D13-16-2024
Roll Number: 2731 000 024 35491 0000
Subject Lands: **45, 47, 49, 51, 53 Harmony Way**
 RP 59M512 Block 29
 Thorold ON
Date of mailing: June 3, 2024



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Urban Living Area and are subject to the Urban Area Boundary and Greenfield Overlays in the City of Thorold Official Plan, and zoned Site Specific Residential Third Density [R3B-69(H)] in accordance with Bylaw 2021-101 being a bylaw to amend Comprehensive Zoning Bylaw 60-2019. Bylaw 93-2022 further amended Bylaw 60-2019 to remove the Holding 'H' Symbol, changing the zoning on the lands to R3B-69.

The applicant is proposing the construction of a five (5) unit street-townhouse structure as shown on the drawing submitted. In order to facilitate the development, as per Bylaw 2021-101 amending Comprehensive Zoning Bylaw 60-2019, the following variances from the R3B-69 zone provisions are being requested:

- To decrease the minimum lot frontage for the end townhouse units from 7.5 metres to 7.39 metres for Unit A (53 Harmony Way) and for Unit E (45 Harmony Way); and
- To increase the maximum lot coverage for the interior townhouse unit B (51 Harmony Way) from 55% to 57%.

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.

For consideration in the Staff Report regarding this application, comments may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Friday, June 7, 2024 at 4:30 pm**, or you can appear in person and make a verbal presentation to the Committee. Any written comments received after this date and prior to **Wednesday, June 19, 2024 at 4:30 pm** will not be included in the report, but will 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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 MINOR VARIANCE D13-16-2024 – 45 – 53 HARMONY WAY, BLOCK 29, 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

JOB #2295

