



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 D13-17-2024 – 1201 EGERTER ROAD, THOROLD

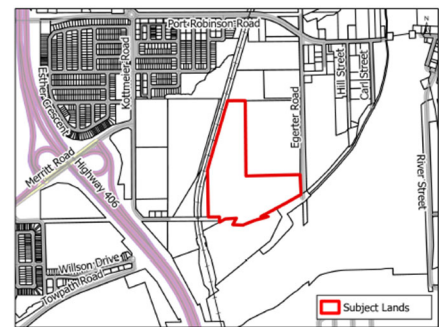
DATE: Thursday, June 20, 2024 at 9:30 a.m.

PLACE: Hybrid Format, See below for details

Under Section 45(2) 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: D13-17-2024
Roll Number: 2731 000 030 11100 0000
Subject Lands: **1201 Egerter Road**
 Pt Twp Lot 214 BF PT RD RP59R3665
 Thorold ON
Date of mailing: May 21, 2024



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Open Space/Environmental and Employment/Commercial in the City of Thorold Official Plan and zoned Future Development (FD), Environmental Protection One (EP1) and Environmental Protection Two (EP2) in accordance with Zoning Bylaw 60-2019, Part 11 – Environmental Zones and Part 12 – Other Zones.

The applicant is proposing to expand the existing industrial manufacturing facility use on the property, through the construction of an 1,109 square metre building addition, as shown on the drawing submitted. Industrial uses are not a permitted use within the FD zone under the City's 60-2019 Zoning Bylaw. The existing industrial manufacturing facility, however, was established prior to the current zoning, and was permitted under the previous Light Industrial (LI-3) zoning under the City's 2140 (97) Zoning Bylaw. As such, the existing industrial manufacturing facility is considered a legal non-conforming use under the City's 60-2019 Zoning Bylaw. In order to facilitate the further development, a minor variance under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to permit the expansion of the legal non-conforming use is required.

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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**NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING
 MINOR VARIANCE D13-17-2024 – 1201 EGERTER ROAD, 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



Site Stats:		
Address: 1201 Egarter rd. Roll No. 273100003011100		
Ref. Plan: 58R3365 Part Of Lot 214		
Description	Areas	Percentages
Lot Area	241,047 sq. m.	100%
Existing Bldg. Area	7,149 m ²	2.97%
Proposed Bldg. Addition (A)	789 m ²	0.33%
Proposed Bldg. Addition (B)	1,109 m ²	0.46%
	(9,047 m ²)	(3.76%)
Existing Area Of All Storage Bldg.	2,719 m ²	1.13%
Total Areas:	11,776 m ²	4.89%
Building Height	15.76 m±	

Site Plan (SPA)
 04/17/24