



## 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

**DATE:** Thursday, July 20, 2023 at 9:30 a.m.

**PLACE:** Hybrid Format, See below for details

Notice is hereby given that an application for minor variance under the below noted file number will be heard by the Committee of Adjustment for the City of Thorold on the date and at the time and place shown above in a Hybrid format giving the public the option of either attending virtually or in the Council Chambers.

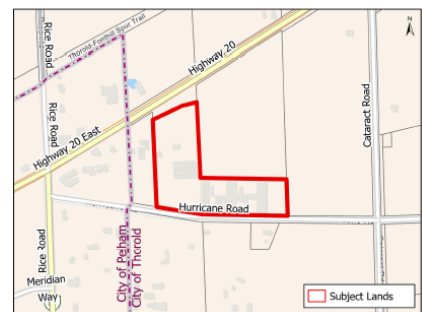
- The virtual format offers electronic participation, contact the city to obtain a participation link.
- The City of Thorold's Council Chambers is located at 3540 Schmon Parkway.

**Application:** D13-13-2023

**Roll Number:** 2731 000 031 01500 0000

**Subject Lands:** **2831 Highway 20 (2800 Hurricane Road)**  
Thorold Pt Twp Lots 159 and 160 RP59R22  
Thorold ON

**Date of mailing:** June 26, 2023



#### PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Specialty Crops in the City of Thorold Official Plan and are zoned Specialty Crop AS in accordance with Zoning Bylaw 60-2019.

The applicant is seeking a minor variance to increase the maximum permitted height for the proposed construction of a second dwelling unit (help house). In order to facilitate the development, as per Zoning Bylaw 60-2019, the following variance from Part 9 – Agricultural & Rural Zones provisions is being requested:

- Bylaw 60-2019, Part 9, Section 9.4, Table 9.4 – Accessory Buildings and Structure to Residential Uses Requirements for Agricultural and Rural Zones – To increase maximum height from 4.5 metres to 10.5 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 for or against this application may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Wednesday, July 19, 2023 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 [Angela.Nesbitt@thorold.ca](mailto:Angela.Nesbitt@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](mailto:Angela.Nesbitt@thorold.ca)



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NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING

MINOR VARIANCE D13-13-2023 - 2831 HIGHWAY 20/2800 HURRICANE ROAD, THOROLD

