



## 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 April 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. Public Hearings will follow a Hybrid format giving the public the option of either attending virtually or in Council Chambers.

- The virtual format offers electronic participation. Please contact the Secretary Treasurer of Committee of Adjustment to obtain a participation link.
- The City of Thorold's Council Chambers is located at 3540 Schmon Parkway.

**Application:** D13-02-2023  
**Roll Number:** 2731 000 023 01620 0000  
**Subject Lands:** Beaverdams Road  
THOROLD PT TWP LOT 32  
RP 59R16473 PARTS 1 2  
**Date of mailing:** March 17, 2023



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

The subject lands are designated General Industrial in the City of Thorold Official Plan and are zoned General Industrial 'M2' in accordance with the City of Thorold's Comprehensive Zoning By-law (60) 2019.

The applicant has submitted the variance application to satisfy a condition of a consent application. On January 24, 2022, the applicants were granted a conditional severance for the subject lands through file D10-01-2022. This decision had the following condition, which the applicants are now applying to satisfy:

- Condition 5) That the applicant obtain minor variance approval from the Committee of Adjustment from Section 8.3 in Zoning By-law (60) 2019 for reduction of minimum lot frontage.

Therefore, this application **D13-02-2023** proposes the following variance for a 'M2' zone:

- Provision 8.3 – To reduce the minimum lot frontage from 45.0 m to 12.05 m.

The subject lands are shown as Parts 4 on the second page.

**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 **Thursday, April 6, 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 the Secretary Treasurer of the Committee of Adjustment 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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