



COMMITTEE OF ADJUSTMENT

Development Services Department
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7
905-227-6613

NOTICE OF CONSENT APPLICATION AND PUBLIC HEARING CONSENT D10-16-2024 – 20 REGENT STREET, THOROLD

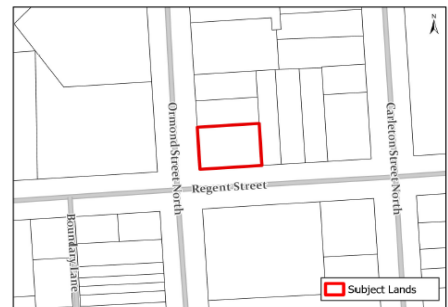
DATE: Thursday, October 17, 2024 at 9:30 a.m.

PLACE: Hybrid Format, See below for details

Under Section 53 of the Planning Act, R.S.O. 1990, c.P.13, as amended, notice is hereby given that an application for consent 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, 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: D10-16-2024
Roll Number: 2731 000 002 02500 0000
Subject Lands: **20 Regent Street**
 Plan 11 Pt Lot 35
 Pt Lot 36
 Thorold, ON
Date of mailing: September 16, 2024



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

An application has been submitted for consent for the purpose of creating a new lot and partial discharge of mortgage. The subject parcels are shown as Part 1 and Part 2 on the drawing submitted. Part 1 is proposed to be severed for the creation of a new lot and Part 2 is the retained parcel with the existing office to be converted to a dwelling.

The subject lands are designated Downtown Transitional and are subject to the Urban Area Boundary, Centre Community Improvement Area and Built Boundary overlays in the City of Thorold Official Plan and are zoned Residential One R1D in accordance with Zoning Bylaw 60-2019, Part 6 – Residential Zones.

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.

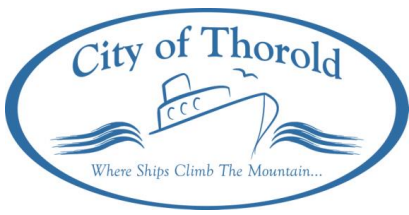
For consideration in the Staff report regarding this application, comments may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Friday, October 4, 2024 at 4:30 p.m.**, or you can appear in persons and make a verbal presentation to the Committee. Any written comments received after this date and prior to **Wednesday, October 16, 2024 at 4:30 p.m.**, will not be included in the report, but will become a 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.

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



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PROPOSED DEVELOPMENT - 20 REGENT STREET, THOROLD, ON

KEY MAP NOT TO SCALE

KEY PLAN NOT TO SCALE

ADDRESS	
LINE ADDRESS	20 REGENT STREET, THOROLD, L2V 1T3
LOCAL DESCRIPTION	PLAN 11 FT LOT 36 FT LOT 37 LOT 38

ZONING SUMMARY	
ZONING	R11 (1-1/2 STOREY RESIDENTIAL - SINGLE DETACHED) (See By-Law 2016-01-01)
MINIMUM LOT FRONTAGE	7.0m per unit or 14.0m
MINIMUM LOT AREA	300 sqm per unit or 600 sqm
MINIMUM FRONT YARD	4.0 m to 10.0 m (4.0 m to adjacent private garage or driveway)
MINIMUM EXTERIOR SIDE YARD	1.2 m (0)
MINIMUM EXTERIOR REAR YARD	4.0 m to 10.0 m (4.0 m to adjacent private garage or driveway)
MINIMUM REAR YARD	7.5m
MINIMUM BUILDING HEIGHT	11m
MINIMUM OPEN LANDSCAPED AREA	30%
MINIMUM LOT COVERAGE	40%
MINIMUM WIDTH OF PRIVATE GARAGE ATTACHED TO THE MAIN BUILDING	60% of the main building front width

04 Sep 2024
PRELIMINARY
 (NOT FOR CONSTRUCTION)

Quartek

CONCEPTUAL SITE PLAN AND EXISTING SERVICES

20 REGENT STREET, THOROLD, ON, L2V 1T3

Scale: 1:500 Date: 09 Sep 2024
 Author: [Name] Draw: A