



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: D13-15-2023 (in conjunction with D10-07-2023 and D13-14-2023)

Roll Number: 2731 000 017 08000 0000

Subject Lands: **1 McMann Drive Part 2**
Plan 908 Pt Lots 24 and 25
Thorold ON

Date of mailing: June 26, 2023



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Urban Living Area, Urban Boundary Area, Centre Community Improvement Area and Built Boundary in the City of Thorold Official Plan and are zoned Residential Second Density R2 in accordance with Comprehensive Zoning Bylaw 2140(97).

The applicant is proposing the construction of a single detached dwelling on Part 2 (proposed newly created lot through Consent D10-07-2023) as shown on the drawing submitted. In order to facilitate the development, as per Comprehensive Zoning Bylaw 2140(97), the following variance from Section 11, Residential Second Density R2 zone provisions is being requested:

- Section 11, R2, Provision 11.2.1(a) - To reduce the minimum lot area from 360 square metres to 354 square 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.

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:

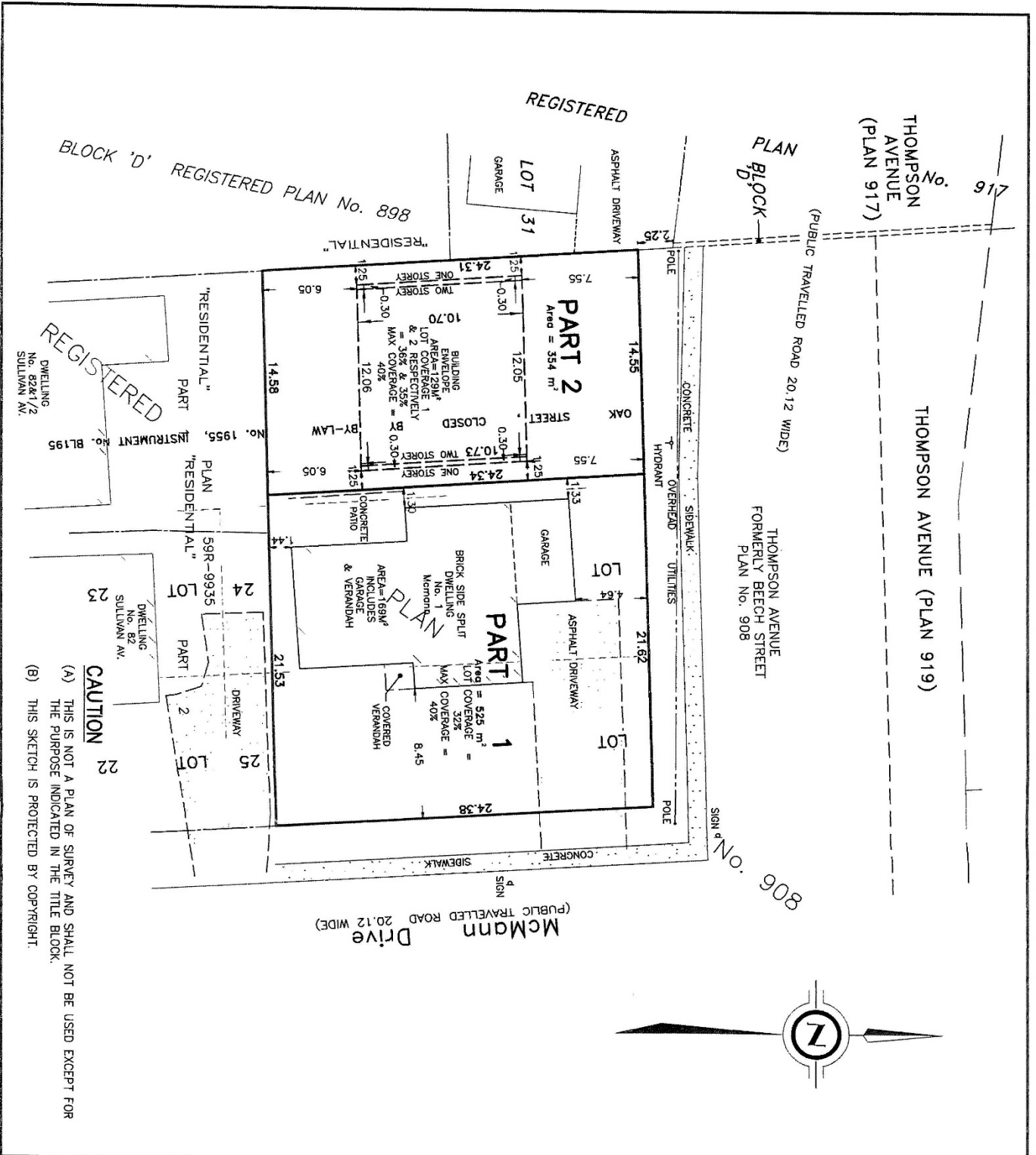
Secretary Treasurer of the Committee of Adjustment
3540 Schmon Parkway, P.O. Box 1044. Thorold, ON L2V 4A7
905-227-6613 Angela.Nesbitt@thorold.ca



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MINOR VARIANCE D13-15-2023 – 1 MCMANN DRIVE, PART 2, THOROLD



CAUTION

(A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

(B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

<p>NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY</p> <p>SKETCH FOR PLANNING PURPOSES ONLY</p> <p>1 MCMANN DRIVE</p> <p>CITY OF THOROLD</p> <p>REGIONAL MUNICIPALITY OF NIAGARA</p> <p>SCALE 1 : 250</p> <p>J.D. BARNES LIMITED</p> <p>© COPYRIGHT 2023</p> <p>METRIC NOTE</p> <p>DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048</p>									
<p>KEY PLAN (not to scale)</p>									
<p>LEGAL DESCRIPTION</p> <p>PART OF LOTS 24, 25 AND PART OF OAK STREET, CLOSED BY BY-LAW No. 1955, INSTRUMENT No. B1193, REGISTERED PLAN No. 908</p> <p>BOUNDARY INFORMATION HAS BEEN DERIVED FROM A PREVIOUS FIELD SURVEY. THIS IS NOT A PLAN OF SURVEY.</p>									
<p>JANUARY 23, 2023</p> <p>DATE</p> <p><i>[Signature]</i></p> <p>ALLAN THYWOOD</p> <p>ONTARIO LAND SURVEYOR</p>	<p>J.D. BARNES</p> <p>LAND INFORMATION SYSTEMS LIMITED</p> <p>418 ROXBOROUGH ROAD, UNIT 7, NIAGARA FALLS, ON L2A 6M4</p> <p>T: (905) 335-9393 F: (905) 335-6234 www.jdbarnes.com</p> <table border="1"> <tr> <td>CN</td> <td>DRAWN</td> </tr> <tr> <td>AH</td> <td>CHECKED</td> </tr> <tr> <td>01/18/2023</td> <td>DATE</td> </tr> <tr> <td>23-16-008-00</td> <td>PLAN No.</td> </tr> </table>	CN	DRAWN	AH	CHECKED	01/18/2023	DATE	23-16-008-00	PLAN No.
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