



## 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 D13-10-2024 – 1961 KOTTMEIER ROAD, THOROLD

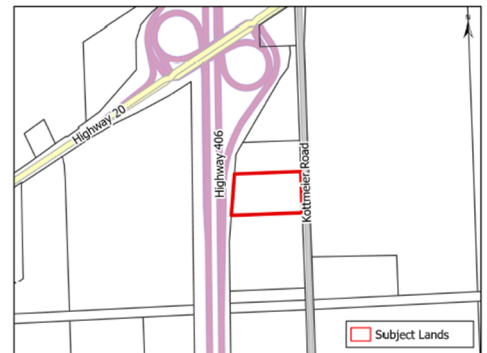
**DATE:** Thursday, April 18, 2024 at 9:30 a.m.

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

Under Section 45(1) 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:** D13-10-2024  
**Roll Number:** 2731 000 027 09100 0000  
**Subject Lands:** **1961 Kottmeier Road**  
 Thorold Pt Twp Lot 147 RP59R-6855  
 Part 1 RP 59R13856 Part 2  
 Thorold ON  
**Date of mailing:** March 27, 2024



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

The subject lands are designated Rural Highway Commercial in the City of Thorold Official Plan and zoned Highway Commercial (C5) in accordance with Part 7 – Commercial Zones of the City of Thorold Comprehensive Zoning Bylaw 60-2019.

The applicant, in partnership with Feed Niagara, is proposing the construction of a warehouse/storage facility to store food donations from the community, as shown on the drawing submitted. In order to facilitate the development as proposed, application is made for relief from the following provisions of Part 7 – Commercial Zones Table, 7.3b: Lot, Building and Structure Requirements for the Neighbourhood, General, Mixed Use and Highway Commercial Zones of Bylaw 60-2019:

- To permit a minimum interior side yard setback (south side) of 1.2 metres whereas the bylaw permits a minimum interior side yard setback of 7.5 metres;
- To permit a maximum lot coverage of 18.5% whereas the bylaw permits a maximum lot coverage of 15%; and
- To permit a minimum planting/buffer strip abutting any front or side lot line of 0.0 metres whereas the bylaw permits a minimum planting/buffer strip abutting any front or side lot line of 5.0 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 may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Wednesday, April 17, 2024 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 [planning@thorold.ca](mailto:planning@thorold.ca).



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**NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING  
 MINOR VARIANCE D13-10-2024 – 1961 KOTTMEIER 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](mailto:Angela.Nesbitt@thorold.ca)

