



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, January 25, 2024 at 9:30 a.m.

PLACE: Hybrid Format, See below for details

Under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13, as amended, notice is hereby given that an application for minor variance (deferred from the September 2023 meeting) 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: D13-24-2023
Roll Number: 2731 000 003 14000 0000
Subject Lands: **40 Front Street North**
 Plan 11 Pt Lot 17 Lot 18 Pt Lot 19
 NP 889 Pt Lots 23 to 26 NP898 RP
 59R7457 Part 1
 Thorold ON

Date of mailing: December 22, 2023



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Downtown Commercial, Downtown Transitional, Downtown Community Improvement Area, Urban Area Boundary, Centre Community Improvement Area and Built Boundary in the City of Thorold Official Plan and are zoned C1 Downtown Main Street, Part 7 – Commercial Zones in accordance with the City of Thorold Zoning Bylaw 60-2019.

The applicant is seeking a minor variance to permit four (4) existing residential dwelling units that are located on the ground floor of a former mixed-use building. In order to facilitate the development, as per Zoning Bylaw 60-2019, the following variance from Part 7 – Commercial Zones – C1 Downtown Main Street is being requested:

- Part 7, Section 7.2 Permitted Uses, Table 7.2 Footnote (1) – Dwelling units are only permitted above, to the rear and/or below non-residential uses – To permit four (4) existing residential dwelling units that are located on the ground floor of a former mixed-use building.

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, January 24, 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.



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**NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING
 MINOR VARIANCE D13-24-2023 – 40 FRONT STREET NORTH, 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

