



## 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 D13-24-2024 – 1970 POLLOWAY ROAD, THOROLD

**DATE:** Thursday, September 19, 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 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:** D13-24-2024  
**Roll Number:** 2731 000 026 19900 0000  
**Subject Lands:** **1970 Polloway Road**  
Pt Twp Lot 136  
Thorold ON  
**Date of mailing:** August 16, 2024



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

The subject lands are designated Agricultural in the City of Thorold Official Plan and zoned Agriculture (A) in accordance with Zoning Bylaw 60-2019, Part 9 – Agricultural & Rural Zones.

The current use of the property is a kennel that was established in 2007 under Bylaw 2140(97) and under Bylaw 60-2019 is considered a legal non-conforming use. The applicant is proposing to expand one of the accessory structures by 410 square meters. In order to facilitate the development as proposed, a minor variance under Section 45(2)(a)(i) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to permit the expansion of the legal non-conforming use is required.

**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, September 6, 2024 at 4:30 pm**, or you can appear in person and make a verbal presentation to the Committee. Any written comments received after this date and prior to **Wednesday, September 18, 2024 at 4:30 pm** will not be included in the report, but will 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).

