



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, June 15, 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: D13-12-2023
Roll Number: 2731 000 025 00350 0000
Subject Lands: **Mary Street (vacant land)**
Plan 656 Lots 86 to 88
Thorold ON
Date of mailing: May 26, 2023



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Urban Living Area, Urban Area Boundary 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 seeking minor variances for the proposed construction of a four (4) unit townhome. In order to facilitate the development, as per Comprehensive Zoning Bylaw 2140(97), the following variances from Section 11, R2 zone provisions are being requested:

- Section 11, R2, Provision 11.1 – Permitted Uses – To include townhomes to the permitted uses; and
- Section 11, R2, Provision 11.2.1(a)(ii) – To reduce the minimum lot area from 360 square metres to 182.8 square metres for Parts 1, 2 and 3; and
- Section 11, R2, Provision 11.2.1(a)(ii) – To reduce the minimum lot area from 360 square metres to 287.4 square metres for Part 4; and
- Section 11, R2, Provision 11.2.1(b)(i) – To reduce the minimum lot frontage from 18 metres to 6 metres for Parts 1, 2 and 3; and
- Section 11, R2, Provision 11.2.1(b)(i) – To reduce the minimum lot frontage from 18 metres to 9.43 metres for Part 4.

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, June 14, 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.



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NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-12-2023 – MARY STREET LOTS 86 TO 88, 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

