



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 D13-20-2024 – 50 HODGKINS AVENUE, THOROLD

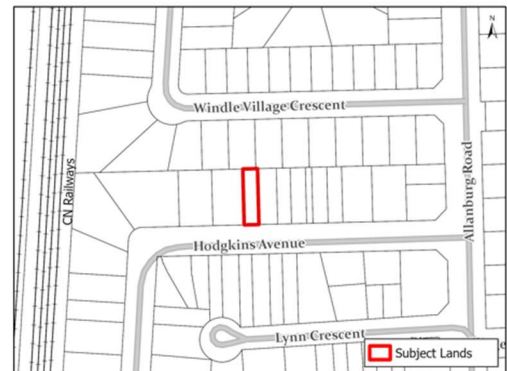
DATE: Thursday, July 18, 2024 at 9:30 a.m.

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 Chamber is located at 3540 Schmon Parkway.

Application: D13-20-2024
Roll Number: 2731 000 011 14000 0000
Subject Lands: **50 Hodgkins Ave**
 Plan 50 PT Lot 35 NP684
 Thorold ON
Date of mailing: June 14, 2024



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Urban Living Area and are subject to the Built Boundary overlay in the City of Thorold Official Plan and zoned Residential Two Zone (R2A), in accordance with Section 6 of the City of Thorold Comprehensive Zoning Bylaw 60-2019.

The applicant is proposing the construction of an accessory structure for the purpose of a second dwelling unit as shown on the drawing submitted. In order to facilitate the development as proposed, application is made for relief from the following provisions of Bylaw 60-2019:

- Part 3 – General Regulations, Table 3.1: Accessory Building or Structure Requirements – To permit a maximum lot coverage for an accessory structure within the residential zone of 17%, whereas the bylaw permits a maximum lot coverage for an accessory structure of 10%.
- Part 3 – General Regulations, Section 3.21 (c): Second Dwelling Units – To permit a second dwelling unit with a gross floor area of 48% of the principal dwelling unit gross floor area, whereas the bylaw permits a maximum of 40% of the principal dwelling unit gross floor area.

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, July 5, 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, July 17, 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.



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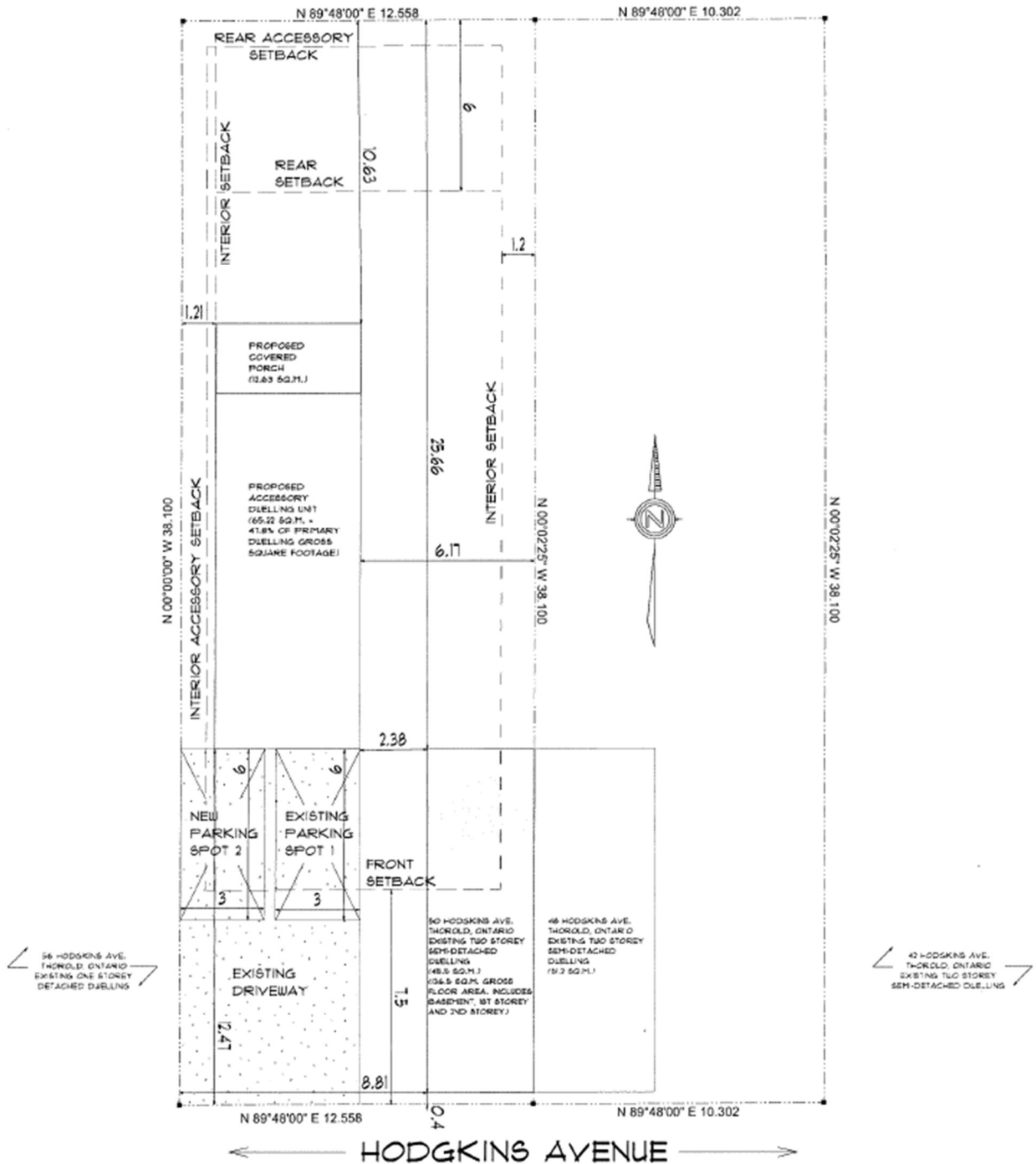
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ADDITIONAL INFORMATION regarding this application is available to the public by contacting Planning & Development Services Department through telephone or email at planning@thorold.ca.

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



S I T E P L A N N.T.S.
 June 4, 2024 J.N. 11:42 AM