



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 D13-08-2024 – 5 CUNNINGHAM STREET, THOROLD

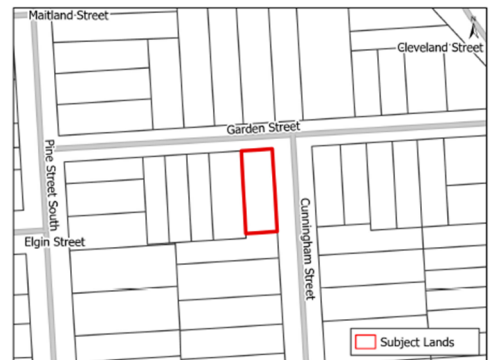
DATE: Thursday, April 18, 2024 at 9:30 a.m.

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: D13-08-2024
Roll Number: 2731 000 008 06600 0000
Subject Lands: **5 Cunningham Street**
 Plan Shriner Farm Pt Lot 15 Pt Lot 16
 Thorold ON
Date of mailing: March 15, 2024



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are located within the Urban Area Boundary, designated Urban Living Area and are subject to the Centre Community Improvement Area and Built Boundary overlays in the City of Thorold Official Plan, and zoned Residential Second Density R2S in accordance with Section 12 of the City of Thorold Comprehensive Zoning By-law 2140 (97).

In 2023, a minor variance application (D13-19-2023) was made to facilitate a proposed second story addition to an existing accessory structure for the purpose of a second dwelling unit, relief was granted from the following provisions of By-law 60-2019:

- Part 3 – General Regulations, Table 3.1: Accessory Buildings and Structures – To permit a maximum height for an accessory structure within the residential zone of 5.5 metres, whereas the previous variance to the bylaw permits a maximum height of 4.5 metres; and
- Part 3 – General Regulations, Table 3.1: Accessory Buildings and Structures – To increase the permitted lot coverage for accessory buildings from 10% to 15%.

Due to a request for relief made in the original submission (D13-19-2023) being inadvertently excluded in the original decision, and an increase in the proposed height of the accessory structure, a new application will need to be made for relief from the following provisions of By-law 60-2019:

- Part 3 – General Regulations, Table 3.1: Accessory Buildings and Structures – To permit a maximum height for an accessory structure within the residential zone of 6.2 metres, whereas the previous variance to the bylaw permits a maximum height of 5.5 metres;
- Part 3 – General Regulations, Table 3.1: Accessory Buildings and Structures – To permit a minimum front yard setback for an accessory structure within the residential zone of 5.8 metres (existing), whereas the bylaw requires a minimum front yard setback 6.0 metres; and
- Part 3 – General Regulations, Section 3.21 (c): Second Dwelling Units – To permit a second dwelling unit with a gross floor area of 70% of the principal dwelling unit gross floor area, whereas the bylaw permits a maximum of 40% of the principal dwelling unit gross floor area.



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NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-08-2024 – 5 CUNNINGHAM STREET, THOROLD

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.

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

