

October 1, 2021

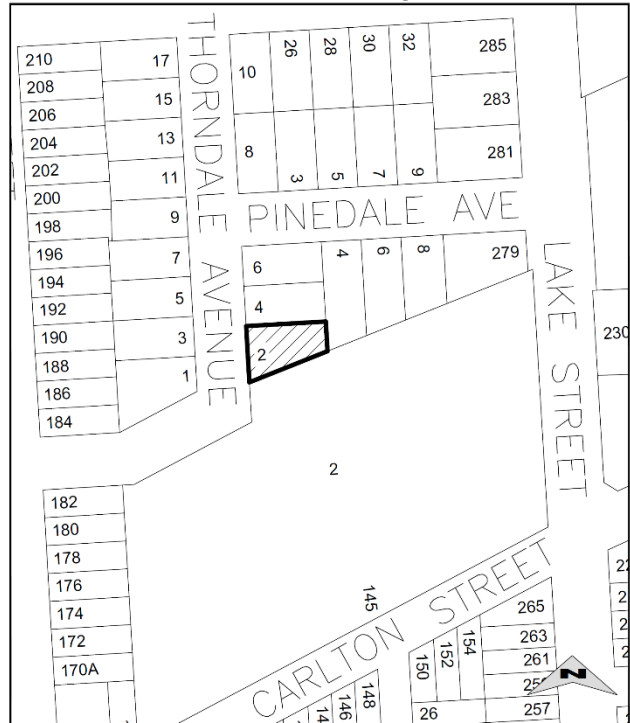
File No: 21 115088 00 ZA

Notice of Online Open House

The Planning and Building Services Department is hosting an Online Open House to provide information and receive public input regarding an Application for Zoning By-law Amendment for lands located at 2 Thorndale Avenue. The Application was declared complete on September 10, 2021, pursuant to Section 34 (10.4) of the Planning Act, based on the information submitted with the Application and a preliminary review by staff.

The property is zoned Low Density Residential – Suburban Neighbourhood (R1). The City’s Zoning By-law permits only one unit of a semi-detached dwelling on one lot. The applicant has proposed to add a site-specific Special Provision to the Zoning By-law that would apply to the property to permit two semi-detached dwelling units to exist on the same lot. The plan below provides the proposed site layout including the parking area.

Location Map



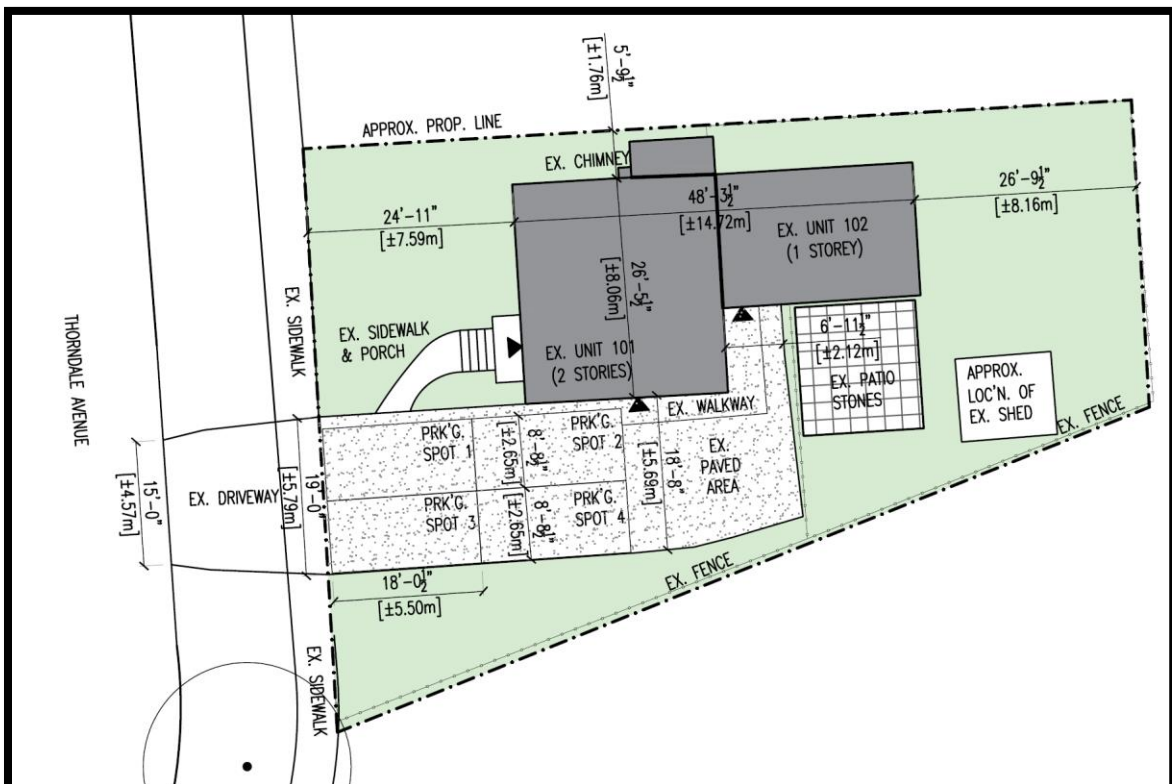
Subject Lands
2 Thorndale Avenue
File: 21 115088 ZA

The City wants your comments on this Application before a staff recommendation is finalized and a decision is made.

Online Open House

Date: Thursday, October 28, 2021

Time: 6:00p.m.



(Site Plan prepared by 2M Architects)

Residents can participate in three different ways:

1. By mailing your comments/questions or by e-mailing to Charlotte McEwan (cmcewan@stcatharines.ca) no later than by Wednesday, October 27, 2021
2. By registering to participate via Zoom no later than by Monday, October 25, 2021 at the following link: www.stcatharines.ca/PlanningOpenHouse
3. By registering to participate by telephone no later than by Monday, October 25, 2021. Please call 905-688-5601, extension 1716 and leave a message with Charlotte McEwan with your name and phone number; staff will respond to your voicemail prior to the Online Open House to provide you with the call-in number for the event and additional information about the process.

To participate in the Online Open House, please read the following information:

- All requests must be received in advance of the meeting as noted above.
- The Online Open House will be held using Zoom (a free online meeting tool).
 - Visit www.zoom.us to learn more about Zoom. To participate, you are responsible for accessing Zoom on your device and ensuring that your device meets the minimum technical requirements needed to run Zoom.
- The Online Open House will be broadcast live on YouTube (www.stcatharines.ca/YouTube) and an archived recording of the meeting will be available on the City's website.
- To ensure optimal audio and visual representation, participants will be limited to one individual speaking at a time.
- If participants want to share any visual material, graphics, power points etc, the materials must be submitted to Charlotte McEwan at cmcewan@stcatharines.ca no later than Wednesday, October 27, 2021.
- Participants must take part in a brief test session with City staff in advance of the Open House. This test session is to ensure everyone is able to successfully participate in the meeting using the Zoom platform.

Copies of all submitted plans and documents may be viewed by contacting Charlotte McEwan at cmcewan@stcatharines.ca or at the Online Open House or by navigating to <https://www.stcatharines.ca/development>. Please note that the information submitted with this Application is preliminary. Additional, revised, or further refined information will be uploaded to the City's website via the link above as it becomes available. Please check the website for updates.

This opportunity for public input is offered prior to Council making a decision. A Public Meeting with Council will be held at a later date, prior to Council making a decision. Public Notice of that meeting will be provided approximately thirty (30) days before it is to occur.

If a person or public body would otherwise have an ability to appeal the decision of Council for the Corporation of the City of St. Catharines to the Ontario Land Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to Council for the Corporation of the City of St. Catharines before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting, or make written submissions to Council for the Corporation of the City of St. Catharines before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Further information about the Application may be obtained by contacting Charlotte McEwan, Planner, in the Planning and Building Services Department at (905) 688-5601, Extension 1716, or the City's TTY number (text telephone) 905-688-4TTY (4889), or by email: cmcewan@stcatharines.ca.



Bonnie Nistico-Dunk, City Clerk