



COMMITTEE OF ADJUSTMENT

Development Services Department
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7
905-227-6613

NOTICE OF CONSENT APPLICATION AND PUBLIC HEARING

DATE: Thursday April 20, 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. Public Hearings will follow a Hybrid format giving the public the option of either attending virtually or in Council Chambers.

- The virtual format offers electronic participation. Please contact the Secretary Treasurer of Committee of Adjustment to obtain a participation link.
- The City of Thorold's Council Chambers is located at 3540 Schmon Parkway.

Application: D10-02-2023 & D10-03-2023

Roll Number: 2731 000 032 27900 0000

Subject Lands: 2 South Main St
PLAN D3 UNIT 2
Thorold, ON

Date of mailing: March 17, 2023



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Port Robinson East Special Policy and as a part of the Urban Living Area in the City of Thorold Official Plan. The lands went through Zoning By-law Amendment (D14-12-2022) and were zoned Site Specific Residential First Density C Holding 'R1C (H)-7' and Site Specific Residential Second Density Holding 'R2 (H)-15' on January 17, 2023 through By-law No. 4-2023 in accordance with Comprehensive Zoning By-law 2140(97). The applicants have submitted an application to remove the Holding provision (D14-02-2023) and this is expected to be heard by Council on April 11, 2023.

The applicant is proposing to sever the existing lot into three parcels. In order to facilitate the development, the applicant has submitted two consent applications, each with the purpose of creating a new lot.

- Application **D10-02-2023** proposes to sever Lot 2 for residential use and retain Lot 1 & 3.
- Application **D10-03-2023** proposes to sever Lot 3 for residential use and retain Lot 1, also for residential use.
- The subject Lots are shown as Lots 1, 2, & 3 on the second page.

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 **Thursday April 6, 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 the Secretary Treasurer of the Committee of Adjustment through telephone or email at Angela.Nesbitt@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

