

COMMITTEE OF ADJUSTMENT

Development Services Department
8 Carleton Street South
Thorold, ON L2V 5C2
905-227-6613

NOTICE OF PUBLIC HEARING FOR CONSENT D10-02-2026 – 26 QUEEN ST N, THOROLD

Date: Thursday, May 21, 2026 at 9:30 a.m.
Place: Hybrid Format, See below for details
Application(s): D10-02-2026
Roll Number(s): 2731 000 007 14100
Subject Lands: 26 Queen Street North
PLAN GEORGE KEEFER
LOT 90 NP889
Thorold, ON
Date of Mailing: April 17, 2026



PURPOSE & EFFECT OF THE PROPOSED APPLICATION

This application has been submitted for Consent for the purpose to sever 26 Queen Street North (631.86 square metres) to facilitate the severance of two future semi-detached dwellings. The existing single-detached dwelling is to be demolished.

- Part 1 on the severance sketch will be the severed lot (the 'lands to be severed') and have a proposed frontage of 10.15 metres and lot area of 315.0 square metres.
- Part 2 on the severance sketch will be the retained lot (the 'lands to be retained') and have a proposed frontage of 10.155 metres and lot area of 317.2 square metres.
- The property is being proposed to be severed prior to the construction of the two semi-detached dwellings to allow for a builder's mortgage to be obtained for Part 1 only.

ASSOCIATED APPLICATIONS

- Zoning By-law Amendment By-law No. 91-2025

PUBLIC HEARING

You are entitled to be part of this public hearing to express your views about this application. A public hearing will be held in a hybrid format giving the public the option of either attending virtually or in the Council Chamber located at 3540 Schmon Parkway.

If you wish to submit written comments contact the Secretary Treasurer prior to **Wednesday May 14, 2026 by 12:00 pm** in writing to 8 Carleton Street South, Thorold, ON L2V 5C2, by e-mail at planning@thorold.ca or by phone at 905-227-6613 ext. 259. All submitted comments become part of the 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.

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. If you are the owner of any land with seven or more residential units, you are asked to post this notice in a visible location for all residents.

NOTICE OF DECISION

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment at 8 Carleton Street South, Thorold, ON L2V 5C2 or by e-mail to planning@thorold.ca.

If a person or public body has the ability to appeal the decision of Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION regarding this application is available to the public by contacting Planning & Development Services Department, visiting City of Thorold Committee of Adjustment website: <https://www.thorold.ca/en/city-hall/committee-of-adjustment.aspx> or through email at

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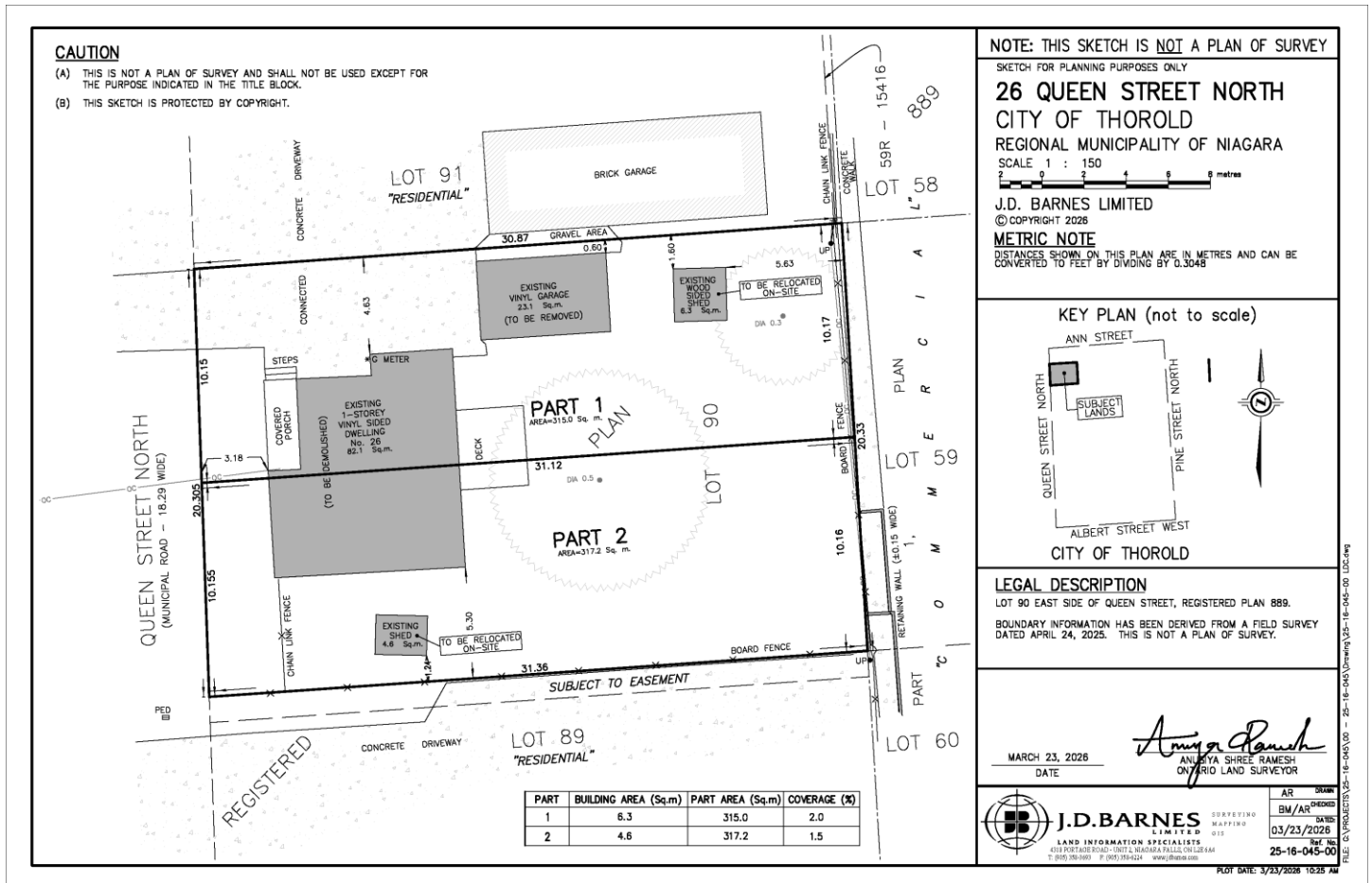


Figure 1 – Severance sketch Prepared by JD Barnes dated March 23rd 2026.

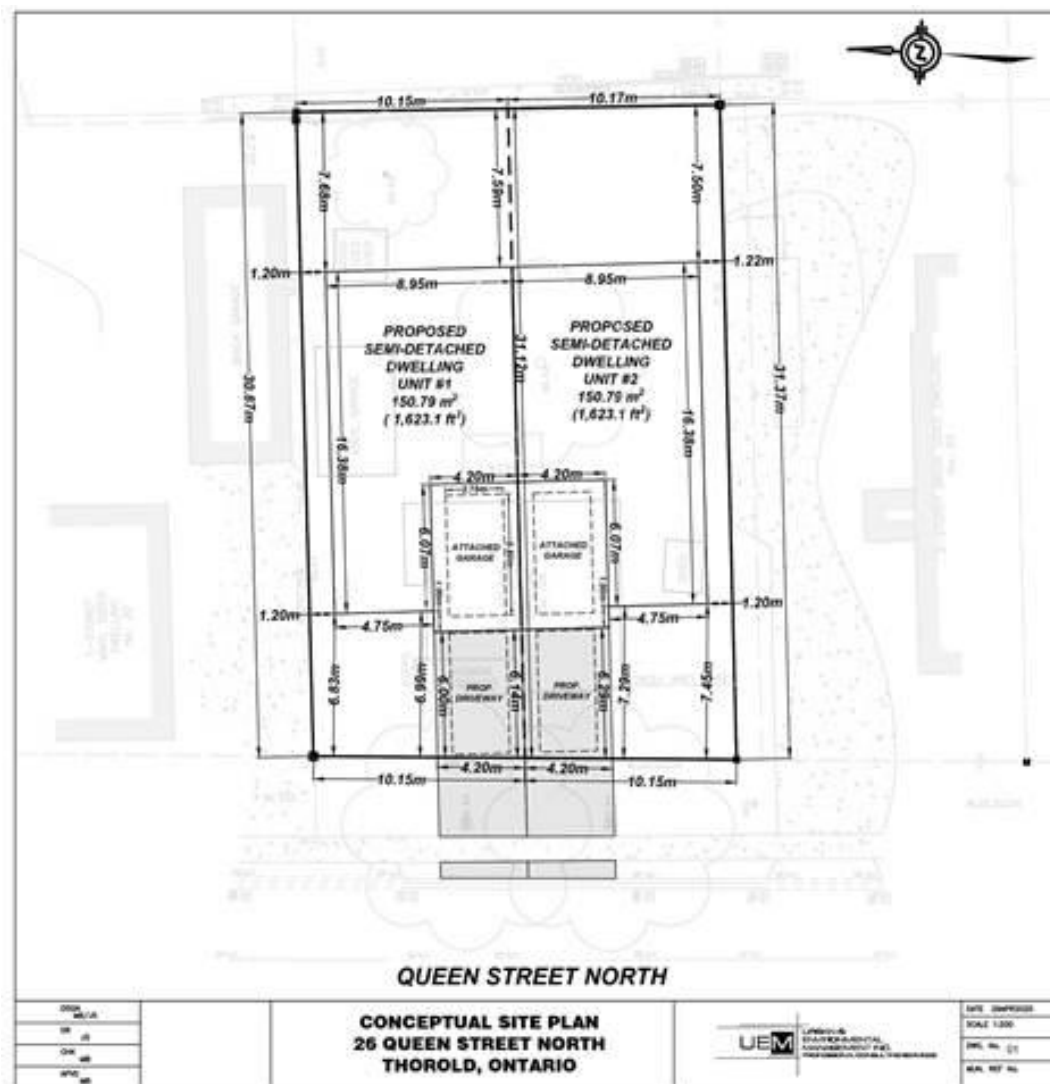


Figure 2 – Conceptual plan from Zoning By-Law Amendment.