



CONSENT APPLICATION

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

NOTICE OF CONSENT APPLICATION AND PUBLIC HEARING

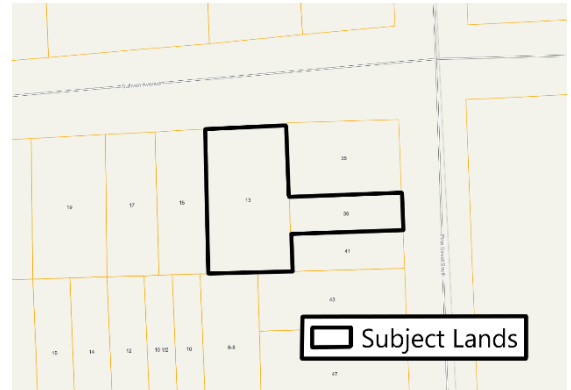
DATE: Thursday, December 15, 2022 **TIME:** 9:30 a.m.
PLACE: Held Virtually, See below for details, Thorold

Notice is hereby given that an application for consent 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:

Application: D10-22-2022 (in conjunction with D13-40-2022 and D13-41-2022)

Roll Number: 2731 000 008 00600 0000

Subject Lands: 13 SULLIVAN AVENUE
Plan Mittleberger Pt Lot 1 Pt Lot 2
Pt Lot 6 Pt Blk A NP892
THOROLD ON



Date of mailing: November 30, 2022

LOCATION OF THE LAND AND PURPOSE OF THIS APPLICATION:

An application has been submitted for consent for the purpose of the creation of a new lot.

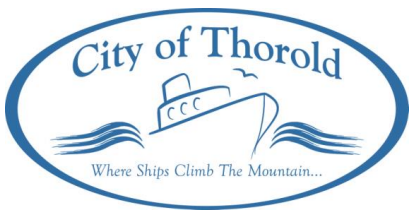
The subject parcel is shown on the submitted drawings, Drawing A – 13 Sullivan Avenue and Drawing B – 39 Pine Street South. The owner held both properties in his name and the properties unintentionally merged by unity of title. The property known as 13 Sullivan Avenue is proposed to be the severed lot. This consent application will allow the property to revert back into the previous two separate lots.

The subject lands are designated Urban Living Area, along with Centre Community Improvement Area in the Built Boundary in the City of Thorold Official Plan and are zoned Residential Third Density R3-1 in accordance with Comprehensive Zoning Bylaw 2140(97).

In the matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13 and in the matter of application for consent:

- This is a public hearing of the City of Thorold Committee of Adjustment called for the purpose of hearing evidence in support of or in opposition to this application.
- If you are aware of any person interested in or affected by the application that has not received a copy of this notice you are asked to inform that person of this hearing.
- If you have comments on this application, they may be forwarded by telephone, mail or email (see below) to the Secretary-Treasurer. All submitted comments become part of a public record and will be circulated to the Committee of Adjustment, City staff, the owner / agent for the application, members of the public who request the application comments and the Ontario Land Tribunal if the application decision is appealed.
- Additional information regarding the application will be available to the public by contacting the Planning & Development Services Department through telephone at 905-227-6613, ext. 259 or via email at Angela.Nesbitt@thorold.ca.
- If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submissions to the Committee of Adjustment before it gives or refuses to give provisional consent, the Ontario Land Tribunal may dismiss the appeal.
- If you wish to be notified of the decision of the Committee of Adjustment decision in respect of the proposed consent, you must make a written request to:

Secretary-Treasurer to the Committee of Adjustment
3540 Schmon Parkway, P.O. Box 1044 Thorold, ON L2V 4A7
905-227-6613 Angela.Nesbitt@thorold.ca



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NOTE: DUE TO THE COVID-19 PANDEMIC, THIS PUBLIC MEETING WILL BE HELD BY VIRTUAL MEANS VIA ZOOM PLATFORM. IF YOU WISH TO BE PART OF THIS HEARING, PLEASE ADVISE THE SECRETARY TREASURER BY EMAIL AT Angela.Nesbitt@thorold.ca OR THE CLERK OF THE CITY OF THOROLD BY EMAIL AT clerk@thorold.ca BY 4:30PM DECEMBER 14, 2022.

