



## COMMITTEE OF ADJUSTMENT

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

**REVISED**

### NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-10-2025 – 17 CHAPEL STREET, N THOROLD

**DATE:** Thursday June 19, 2025, at 9:30 a.m.

**PLACE:** Hybrid Format, See below for details

Under Section 45 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 will be heard by the Committee of Adjustment for the City of Thorold on the date and at the time and place shown 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:** D13-10-2025  
**Roll Number:** 2731 000 003 06400 0000  
**Subject Lands:** 17 Chapel Street, North  
 Plan 11 PT BLK C NP898  
 RP59R11117 Part 2  
 Thorold ON  
**Date of mailing:** June 5, 2025



#### PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The applicant is seeking a Minor Variance to facilitate the construction of a single car garage with an additional dwelling unit (loft) above the garage. To facilitate the development as proposed, the application is requesting relief from the following provisions of the Comprehensive Zoning By -Law (60) 2019:

- Increase to Accessory Buildings and Structures maximum lot coverage from 10% to 10.9% per Part 3-3.1.
- Increase to Accessory Buildings and Structures Maximum Height from 4.5 metres to **5.95 metres** per Part 3-3.1. (Previous notice indicated a proposed building height of 4.95 metres)

#### CURRENT ZONING:

The subject lands are zoned Residential Zone (R1B) in accordance with the City of Thorold's Comprehensive Zoning Bylaw (60) 2019.

#### CURRENT OFFICIAL PLAN:

The subject lands are designated Urban Area Boundary, Built-Up Area, Urban Living Area and Centre Community Improvement Area, within the Built Boundary and Urban Area Boundary in the City of Thorold Official Plans (2022 and 2016) respectively.

**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 **Monday, June 16, 2025, 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 on the [City of Thorold Committee of Adjustment](#) website, through email at [planning@thorold.ca](mailto:planning@thorold.ca) or by telephone at 905-227-6613 ext. 259.



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**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  
 8 Carleton Street South, Thorold, ON L2V 5C2  
 905-227-6613 ext. 259. [planning@thorold.ca](mailto:planning@thorold.ca)

