

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 D13-14-2025 – 80 PINE STREET SOUTH, THOROLD

DATE: Thursday August 21, 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: D13-14-2025
Roll Number: 2731 000 008 09700
Subject Lands: 80 Pine Street South
 Plan CP 11 PT Lot 4 Shriner
 Farm Plan NP897
 Thorold ON
Date of mailing: August 6, 2025



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The applicant is seeking a Minor Variance to facilitate the construction of a 59.23 m² two-storey additional dwelling unit consisting of a two-car garage on the ground floor and accessory apartment on the second storey. To facilitate the proposed development, the application is requesting relief from the following provisions of the Comprehensive Zoning By-Law (60) 2019:

- Increase in maximum height from 4.5 m to 6.4 m, an increase of 1.9 m (Section 3.1 of Comprehensive Zoning By-law 60-2019); and
- Increase the maximum gross floor area of a second dwelling unit from 40% of the principal dwelling unit gross floor area to approximately 68% (Section 3.21 of Comprehensive Zoning By-law 60-2019).

CURRENT ZONING:

The subject land is zoned Residential Zone Triplex and Fourplex (R3C) in the City of Thorold's Comprehensive Zoning By-law 60-2019.

CURRENT OFFICIAL PLAN DESIGNATION:

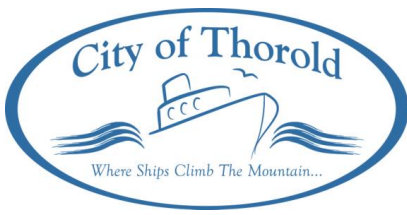
The subject lands are designated Urban Living Area and Built-up Area in the City of Thorold Official Plans (2016 and 2022) respectively.

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, August 18, 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 or by telephone at 905-227-6613 ext. 259.



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**NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING
 MINOR VARIANCE D13-14-2025 – 80 PINE STREET SOUTH, THOROLD**

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

