



## 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 CONSENT D10-14-2023 – 23 GEORGE STREET, THOROLD

**DATE:** Thursday, November 16, 2023 at 9:30 a.m.

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

Under Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended, 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, listed 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:** D10-14-2023  
**Roll Number:** 2731 000 032 26900 0000  
**Subject Lands:** 23 George Street  
 Parts of Units 26 and 27 Plan D-3  
 Thorold, ON  
**Date of mailing:** October 24, 2023



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

An application has been submitted for consent to partial discharge of mortgage or charge over Part 3 (10.05 sq.m.) as shown on the submitted drawing. The subject parcels are shown as Part 1, being the retained parcel with the existing single detached dwelling and Part 2 is proposed to be the severed parcel and Part 3 will be conveyed to the City of Thorold for the purposes of providing a sight triangle, being a condition of Consent D10-06-2023 conditionally approved on June 15, 2023.

The subject lands are designated Port Robinson East Special Policy and are part of the Urban Living Area in the City of Thorold Official Plan and are zoned Residential First Density R1A in accordance with Comprehensive Zoning Bylaw 2140(97).

**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 may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Wednesday, November 15, 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 Planning & Development Services Department through telephone or email at [planning@thorold.ca](mailto:planning@thorold.ca).



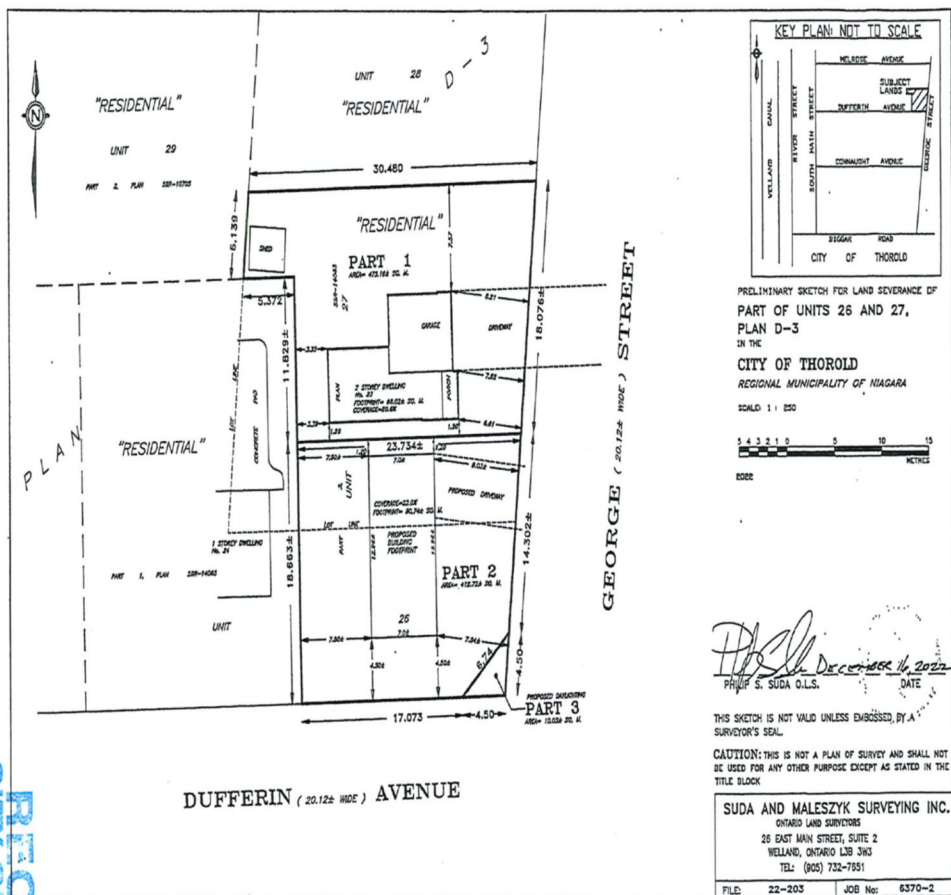
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**NOTICE OF CONSENT APPLICATION AND PUBLIC HEARING  
 CONSENT D10-14-2023 – 23 GEORGE STREET, THOROLD**

**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  
 3540 Schmon Parkway, P.O. Box 1044. Thorold, ON L2V 4A7  
 905-227-6613 [Angela.Nesbitt@thorold.ca](mailto:Angela.Nesbitt@thorold.ca)



**RECEIVED**  
**CITY OF THOROLD**  
 OCT 20 2023  
**PLANNING & DEVELOPMENT**  
 23 George Street  
 D10-14-2023