



## 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 D10-09-2024 – 40 RIVER STREET, THOROLD

**DATE:** Thursday, May 16, 2024 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:** D10-07-2023 (in conjunction with D13-11-2024)

**Roll Number:** 2731 000 029 18800 0000

**Subject Lands:** **40 River Street**  
Plan M10 Lot 14  
Thorold, ON

**Date of mailing:** April 12, 2024



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

An application has been submitted for consent for the purpose of creating a new lot. The subject parcels are shown as Part 1 and Part 2 on the drawing submitted. Part 1 is proposed to be severed for the construction of a single detached dwelling and Part 2 is the retained parcel with the existing dwelling. This consent application is in conjunction with minor variance application D13-11-2024 for Part 1.

The subject lands are designated Urban Living Area and are subject to the Port Robinson East Special Policy overlay in the City of Thorold Official Plan and are zoned Residential Second Density R2 in accordance with Comprehensive Zoning Bylaw 2140(97), Section 11.

**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 **Wednesday, May 15, 2024 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 [Angela.Nesbitt@thorold.ca](mailto:Angela.Nesbitt@thorold.ca).

**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)

