

COMMITTEE OF ADJUSTMENT

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

NOTICE OF PUBLIC HEARING FOR CONSENT D10-03-2026 & MINOR VARIANCE–D13-03-2026 10 BROCK STREET, THOROLD

Date: Thursday, July 16, 2026 at 9:30 a.m.
Place: Hybrid Format, See below for details
Application(s): D10-03-2026
D13-03-2026
Roll Number(s): 2731 0000 0100 700
Subject Lands: 10 Brock Street
PLAN 1890 LOT 17 PT LOT
19 BLOCK E NP 894
Thorold, ON
Date of Mailing: June 30, 2026



PURPOSE & EFFECT OF THE PROPOSED APPLICATION

These applications were deferred from the June 2026 City of Thorold Committee of Adjustment.

The severance application has been submitted to gain Consent for the purpose to sever 10 Brock Street (1102 m²) to facilitate the construction of a street townhouse dwelling containing three (3) rental units.

- Part 1 on the severance sketch will be the severed lot (the 'lands to be severed') and have a proposed frontage of 20.65 metres and lot area of 565 square metres.
- Part 2 on the severance sketch will be the retained lot (the 'lands to be retained') and have a proposed frontage of 19.58 metres and lot area of 537 square metres.

Additionally, the applicant is seeking a Minor Variance to facilitate the construction of a street townhouse dwelling containing three (3) rental units. To enable this proposed development, the applicant is requesting relief from the following provisions of the comprehensive Zoning By-Law (60) 2019.

- To reduce the minimum lot area for an end unit of a street townhouse dwelling from 255 square metres to 195 square metres (Table 6.3.b of the Comprehensive Zoning By-law (60) 2019).
- To reduce the minimum lot area for an interior unit of a street townhouse dwelling from 180 square metres to 160 square metres (Table 6.3.b of the Comprehensive Zoning By-law (60) 2019).
- To reduce the minimum lot frontage for an end unit of a street townhouse dwelling from 7.5 m to 7.2 m (Table 6.3.b of the Comprehensive Zoning By-law (60) 2019).

PUBLIC HEARING

You are entitled to be part of this public hearing to express your views about this application. A public hearing will be held in a hybrid format giving the public the option of either attending virtually or in the Council Chamber located at 3540 Schmon Parkway.

If you wish to submit written comments contact the Secretary Treasurer prior to **July 13, 2026 by 12:00 pm** in writing to 8 Carleton Street South, Thorold, ON L2V 5C2, by e-mail at planning@thorold.ca or by phone at 905-227-6613 ext. 259. All submitted comments become part of the 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.

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. If you are the owner of any land with seven or more residential units, you are asked to post this notice in a visible location for all residents.

**NOTICE OF PUBLIC HEARING
FOR CONSENT D10-03-2026 – 10 BROCK STREET, THOROLD**

NOTICE OF DECISION

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment at 8 Carleton Street South, Thorold, ON L2V 5C2 or by e-mail to planning@thorold.ca.

If a person or public body has the ability to appeal the decision of Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION regarding this application is available to the public by contacting Planning & Development Services Department, visiting City of Thorold Committee of Adjustment website: <https://www.thorold.ca/en/city-hall/committee-of-adjustment.aspx> or through email at planning@thorold.ca or by telephone at 905-227-6613 ext. 259.

2026.

FOR CONSENT D10-03-2026 – 10 BROCK STREET, THOROLD

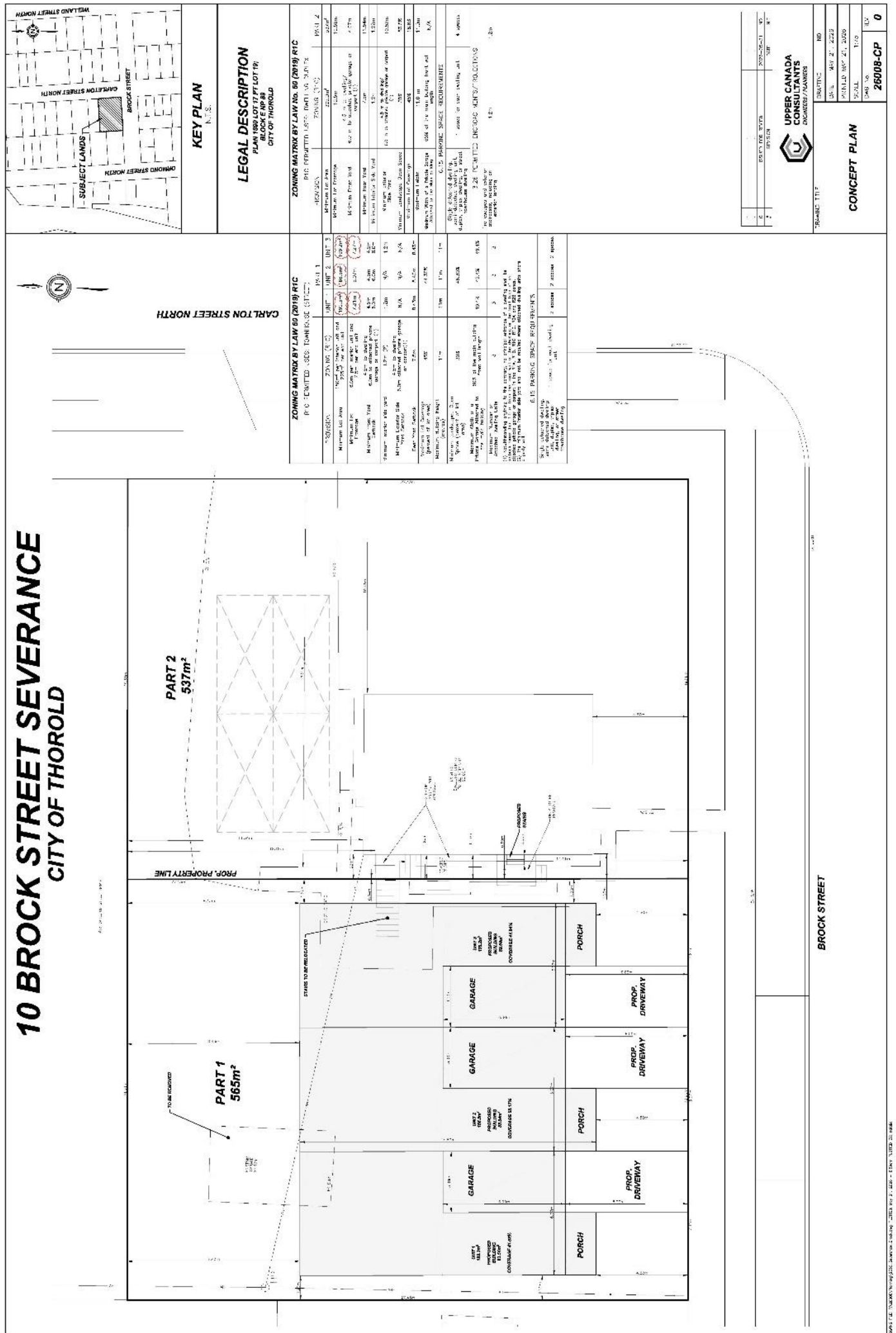


Figure 2 – Conceptual Site Plan dated May 21, 2026.