



COMMITTEE OF ADJUSTMENT

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

NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-07-2025 – 1400 EGERTER RD

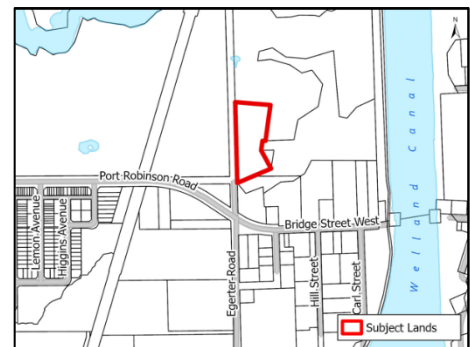
DATE: Thursday, May 15, 2025 at 9:30 a.m.

PLACE: Hybrid Format, See below for details

Under Section 45(2) 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 has been made. This application 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: D13-07-2025
Roll Number: 2731 000 030 04400
Subject Lands: 1400 Egerter Rd
 PT TWP LOT 204 PLAN M9 LOT 23
 Thorold ON
Date of mailing: April 23, 2025



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The applicant is requesting a Minor Variance for expansion of a legal non-conforming residential use to allow for the construction of two building additions of 47.4 and 71.5 square metres respectively to an existing 2-storey dwelling with an additional minimum required front yard setback of 5.5 metre, whereas the OS2 Zone has no minimum setback specified as no new buildings or expansions to buildings are permitted in the zone.

CURRENT ZONING:

The subject lands are zoned Open Space Conservation OS2, Environmental Protection Two (EP2), and Environmental Protection One (EP1) in the City of Thorold Comprehensive Zoning By-law No. 60-2019.

CURRENT OFFICIAL PLAN DESIGNATION:

The subject lands are designated Greenfield Area within the Urban Boundary Area and Environmental Protection Two and Open Space and Parks 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 may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Wednesday May 7, 2025, 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 through telephone or email at planning@thorold.ca.



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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
 3540 Schmon Parkway, P.O. Box 1044. Thorold, ON L2V 4A7
 905-227-6613 planning@thorold.ca

