



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 D10-11-2024 – 3 – 5 HAGAR STREET, THOROLD

DATE: Thursday, June 20, 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: D10-11-2024 (in conjunction with D13-18-2024 and D13-19-2024)

Roll Number: 2731 000 010 10702 0000

Subject Lands: **3 – 5 Hagar Street**
Plan 902 Pt Lots 23 and 24
RP 59R17158 Part 2
Thorold, ON

Date of mailing: May 21, 2024



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

An application has been submitted for consent for the purpose of creating a new lot and partial discharge of mortgage. The subject parcel is shown as Parts 1 and 2 on the drawing submitted. There is an existing semi-detached dwelling unit (constructed in 2023) on the subject lands. Part 2 is proposed to be the severed parcel and Part 1 is the retained parcel. This consent application is in conjunction with Minor Variance applications D13-18-2024 (Part 2 (3 Hagar Street)) and D13-19-2024 (Part 1 (5 Hagar Street)).

The subject lands are designated Urban Living Area and are subject to the Urban Area Boundary, Centre Community Improvement Area and Built Boundary overlays in the City of Thorold Official Plan and are zoned Residential Second Density Special (R2S) in accordance with Section 12 of the City of Thorold 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.

For consideration in the Staff Report regarding this application, comments may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Friday, June 7, 2024 at 4:30 pm**, or you can appear in person and make a verbal presentation to the Committee. Any written comments received after this date and prior to **Wednesday, June 19, 2024 at 4:30 pm** will not be included in the report, but will 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.



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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.

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

