



COMMITTEE OF ADJUSTMENT

Development Services Department
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7
905-227-6613

NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-08-2025 – 2248 CENTRE STREET, THOROLD

DATE: Thursday March 20, 2025 at 9:30 a.m.

PLACE: Hybrid Format, See below for details

Under Section 45(1) 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 will be heard by the Committee of Adjustment for the City of Thorold on the date and at the time and place shown 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: D13-08-2025
Roll Number: 2731 000 026 15600
Subject Lands: 2248 Centre Street
Plan M28 Lot 53 PT Lot 52 And
RP 59R2859 Parts 1 and 2
RP 59R4565 Part 1
Thorold ON
Date of mailing: February 21, 2025



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The subject lands are designated Urban Living Area, within the Urban Area Boundary and Built Boundary in the City of Thorold Official Plan (2016) and are zoned Residential Three Zone R3D in accordance with the City of Thorold's Comprehensive Zoning Bylaw 60-2019.

The applicant is seeking a Minor Variance to permit an adjustment in the required front yard setback to the private garages on the two end units adjacent to Centre St. This is to allow for design improvements on all 10 units with separate entrances to accommodate accessory dwelling units in each unit basement. The proposed variance will reduce the required setback from 6.0 m to 4.0 m as per Part 6.3.5 of the Comprehensive Zoning Bylaw 60-2019.

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 **Monday March 3, 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 email at planning@thorold.ca or by telephone at 905-227-6613 ext. 259.

