

## 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 D10-02-2025 – 74 CHAPEL ST N, THOROLD

**DATE:** Thursday, February 20, 2025 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 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:** D10-02-2025  
**Roll Number:** 273100000207410  
**Subject Lands:** 74 Chapel St N  
 PLAN 686 PT LOTS 20 AND 23 NP895  
 THOROLD, ON  
**Date of mailing:** January 28, 2025



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

The subject lands are designated Urban Living Area, Urban Area Boundary, Centre community Improvement Area and Built Boundary in the City of Thorold Official Plan and zoned Residential One Zone R1B in accordance with Comprehensive Zoning Bylaw (60) 2019, Part 6.

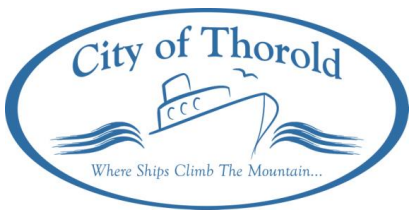
The applicant is proposing a consent to sever lands for the creation of one (1) lot for single-detached residential purposes. The retained lands (being Part 1 on the draft reference plan prepared by J.D. Barnes, dated November 28, 2024) also contains an existing residential dwelling.

**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 **Thursday, February 6, 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](mailto:planning@thorold.ca) or by telephone at 905-227-6613 ext. 259.



**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 D10-02-2025 – 74 CHAPEL ST N, THOROLD**

**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 ext. 259 [planning@thorold.ca](mailto:planning@thorold.ca)

