

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 D13-17-2025– 47 PINE STREET SOUTH PART 2, THOROLD

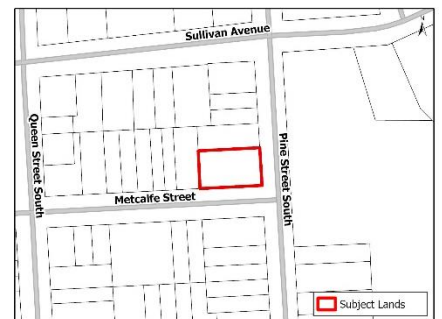
DATE: Thursday August 21, 2025 at 9:30 a.m.

PLACE: Hybrid Format, See below for details

Under Section 45 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: D13-17-2025
Roll Number: 2731 000 0808 400
Subject Lands: 47 Pine Street South
 PLAN MITTLBERGER BLK A
 LOT 4 PT LOT 3 NP892
Date of mailing: July 16, 2025



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The applicant is seeking an additional Minor Variance for the existing triplex dwelling on the retained parcel (Part 2). The application is requesting relief from the following provisions of the Comprehensive Zoning Bylaw 60-2019:

- To reduce the minimum lot frontage from 15 m to 13.57 m (Section 6.3.5 of Zoning By-law 60-2019);
- To reduce the minimum exterior side yard from 4.5 m to 3.83 m (Section 6.3.5 of Zoning By-law 60-2019);
- To increase the maximum total lot coverage from 45% to 51.09% (Section 6.3.5 of Zoning By-law 60-2019);
- To reduce the amount of parking spaces from 3 spaces to 1 space (Section 4.1 of Zoning By-law 60-2019); and
- To reduce the rear yard set back for an accessory structure from 0.90 m to 0.80 m (Section 3.1 of Zoning By-law 60-2019).

ASSOCIATED APPLICATIONS:

- Consent Application - D10-11-2025
- Minor Variance Application - D13-16-2025

CURRENT ZONING:

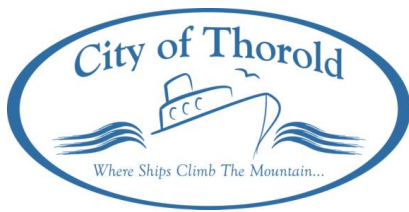
The subject lands are zoned Residential Zone Triplex and Fourplex (R3C) in accordance with the City of Thorold’s Comprehensive Zoning Bylaw 60-2019.

CURRENT OFFICIAL PLAN DESIGNATION:

The subject lands are designated Delineated Built-up Area and are part of the Urban Living Area 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 for or against this application may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Wednesday, July 30, 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.



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 D13-17-2025– 47 PINE STREET SOUTH PART 2, THOROLD**

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 on the [City of Thorold Committee of Adjustment](http://City of Thorold Committee of Adjustment website) website, through email at planning@thorold.ca or by telephone at 905-227-6613 ext. 259.

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
 8 Carleton Street South, Thorold, ON L2V 5C2
 905-227-6613 ext. 259. planning@thorold.ca

Application: D13-17-2025

PART 2: ZONING MATRIX		
RESIDENTIAL THREE ZONE (R3C)		
PROVISION	REQUIRED	PROVIDED
REGULATIONS FOR TRIPLEX DWELLING		
MIN. LOT AREA	450m ²	536.49m ²
MIN. LOT FRONTAGE	15.0m	13.57m
MIN. FRONT YARD	4.5m to dwelling	4.99m
MIN. REAR YARD	7.5m	8.10m
MIN. INTERIOR SIDE YARD	1.2m	1.25m
MIN. EXTERIOR SIDE YARD	4.5m to dwelling	3.83m
MIN. LANDSCAPED OPEN SPACE	30%	42.50%
TOTAL LOT COVERAGE	45%	51.09%
MINIMUM PARKING	1 space per dwelling unit (3)	1
ACCESSORY BUILDING OR STRUCTURE REQUIREMENTS		
MAX. LOT COVERAGE	10% of total permitted	6.63%
MIN. FRONT YARD SETBACK	6m	33.14m
MIN. REAR YARD SETBACK	0.9m	0.8m
MIN. INTERIOR YARD SETBACK	0.9m	1.41m
MIN. EXTERIOR YARD SETBACK	3m	3.72m

