

**COMMITTEE OF ADJUSTMENT  
MINOR VARIANCE APPLICATION**

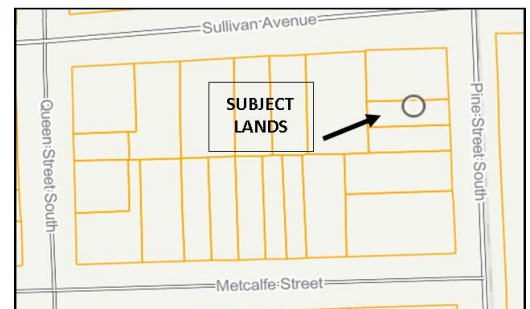
Development Services Department  
3540 Schmon Parkway, P.O. Box 1044  
Thorold, ON L2V 4A7 905-227-6613

**NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING**

**DATE:** THURSDAY, December 15, 2022 **TIME:** 9:30 A.M.  
**PLACE:** Held Virtually via Zoom Platform, See Below for Details

Under Section 45 of the Planning Act, R.S.O. 1990, cp. 13, as amended, **COMMITTEE OF ADJUSTMENT OF THE CITY OF THOROLD HAS APPOINTED December 15, 2022 at 9:30 a.m.** to meet virtually for the purpose of a Public Hearing to consider an application for Minor Variance in the matter of:

**Application:** D13-41-2022  
**Roll No.:** No. 2731 000 008 08100 0000  
**Subject Lands:** 39 Pine Street South, Thorold  
Plan Mittleberger Pt Lot 2  
Pt Blk A NP892  
**Date of Mailing:** November 30, 2022



KEY MAP

**PURPOSE AND EFFECT OF THE PROPOSED MINOR VARIANCE:**

The subject lands are designated Urban Living Area, along with Centre Community Improvement Area, in the Built Boundary in the City of Thorold Official Plan, and are zoned R3 Residential Third Density R3-1 in accordance with Comprehensive Zoning Bylaw 2140(97). The minor variance is required due to the unintentional merging of 13 Sullivan Avenue and 39 Pine Street South.

This minor variance application has been submitted to request recognition of the existing setbacks regarding the existing dwelling and accessory structure. No changes are proposed for the existing buildings, as a result of this Minor Variance. The Minor Variance is required for legal and technical reasons.

**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. 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.

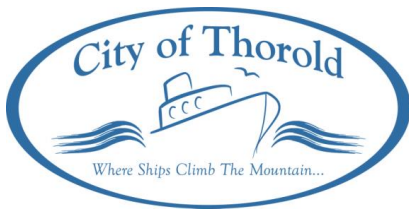
**FAILURE TO PARTICIPATE** – If you do not participate in the hearing, it may proceed in your absence and you will not be entitled to any further notice in the proceedings. If you wish to participate in this process, please see the note below for details.

**ADDITIONAL INFORMATION** regarding this application is available to the public by contacting Planning & Development Services Department through telephone 905-227-6613, or email at [Angela.Nesbitt@thorold.ca](mailto: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:

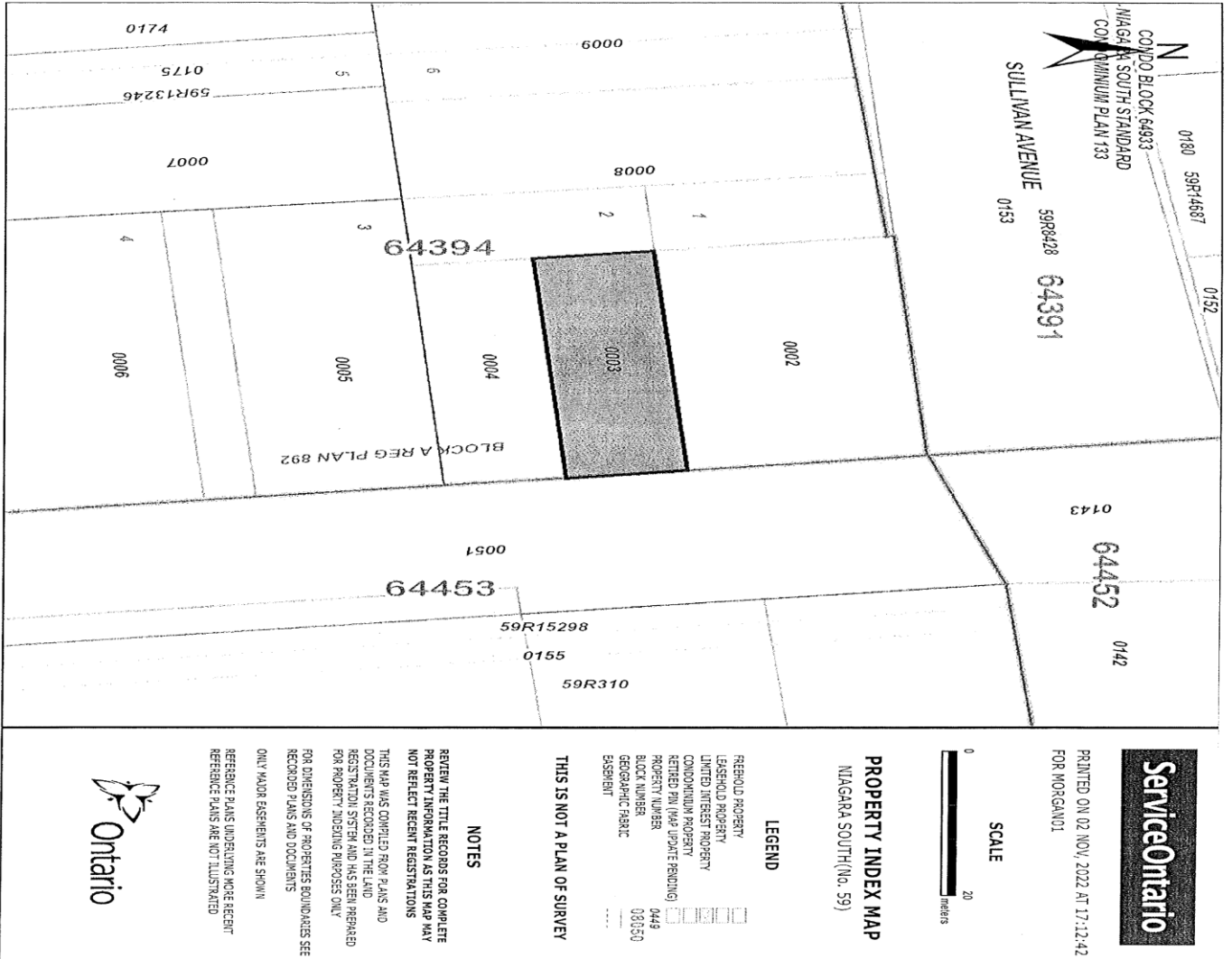
Secretary Treasurer of the Committee of Adjustment  
3540 Schmon Parkway, P.O. Box 1044. Thorold, ON L2V 4A7  
905-227-6613 [Angela.Nesbitt@thorold.ca](mailto:Angela.Nesbitt@thorold.ca)

**NOTE:** DUE TO THE COVID-19 PANDEMIC, THIS PUBLIC MEETING WILL BE HELD BY VIRTUAL MEANS VIA ZOOM PLATFORM. IF YOU WISH TO BE PART OF THIS HEARING, PLEASE ADVISE THE SECRETARY TREASURER BY EMAIL AT [Angela.Nesbitt@thorold.ca](mailto:Angela.Nesbitt@thorold.ca) OR THE CLERK OF THE CITY OF THOROLD BY EMAIL AT [clerk@thorold.ca](mailto:clerk@thorold.ca) BY 4:30 P.M. December 14, 2022.

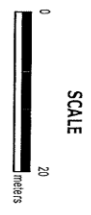


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**PROPERTY INDEX MAP**  
NIAGARA SOUTH (No. 59)

- LEGEND**
- FREEHOLD PROPERTY
  - LEASEHOLD PROPERTY
  - LIMITED INTEREST PROPERTY
  - CONDOMINIUM PROPERTY
  - RETIRED PLAN (MAP UPDATE PENDING)
  - PROPERTY NUMBER
  - BLOCK NUMBER
  - GEOGRAPHIC FABRIC
  - BASEMENT

**THIS IS NOT A PLAN OF SURVEY**

**NOTES**

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION, AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR ROBERTY / JUDICIAL PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR BASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

