

## COMMITTEE OF ADJUSTMENT

Development Services Department  
8 Carleton Street, South  
Thorold, ON L2V 5C2  
905-227-6613

### NOTICE OF CONSENT APPLICATION AND PUBLIC HEARING CONSENT D10-11-2025 – 47 PINE STREET SOUTH, THOROLD

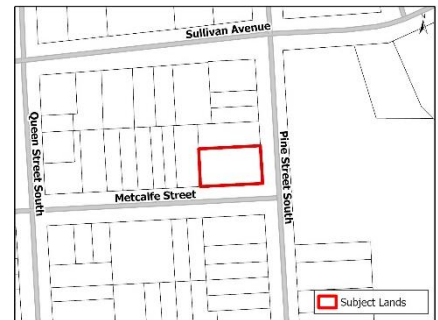
**DATE:** Thursday August 21, 2025 at 9:30 a.m.

**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:** D10-11-2025  
**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):

This application has been submitted for Consent for the purpose to sever the subject lot (966.83 m<sup>2</sup>) for the creation of two (2) new residential lots.

- Part 1 (430.34 m<sup>2</sup>), the new lot, proposed to accommodate a two-storey triplex residential dwelling.
- Part 2 (536.49 m<sup>2</sup>), the retained lot, proposed to accommodate the existing two-storey triplex residential dwelling.

#### ASSOCIATED APPLICATIONS:

- Minor Variance (D13-16-2025) – to facilitate the proposed two-storey triplex on Part 1.
- Minor Variance (D13-17-2025) – to facilitate the existing two-storey triplex residential dwelling on Part 2.

#### CURRENT ZONING:

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

#### CURRENT OFFICIAL PLAN:

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.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment 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.

**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.

