



## 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 D13-18-2024 – 3 HAGAR STREET, PART 2, THOROLD

**DATE:** Thursday, June 20, 2024 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 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.

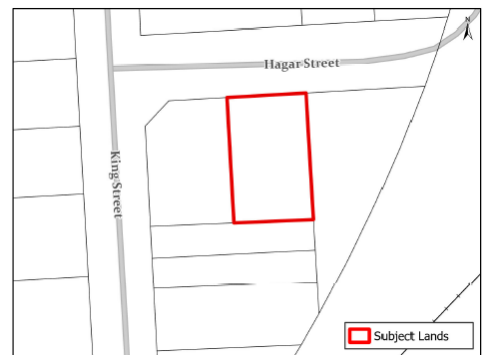
- The virtual format offers electronic participation, contact the City to obtain a participation link.
- The City of Thorold's Council Chambers is located at 3540 Schmon Parkway.

**Application:** D13-18-2024 (in conjunction with D10-11-2024 and D13-19-2024)

**Roll Number:** 2731 000 010 10702 0000

**Subject Lands:** **3 Hagar Street, Part 2**  
Plan 902 Pt Lots 23 and 24  
RP59R17158 Part 2  
Thorold ON

**Date of mailing:** June 3, 2024



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

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

In 2021, a consent application created the subject lot (D10-05-2021). A related minor variance application (D13-32-2021) was granted from the following provisions of Section 12 of Bylaw 2140(97):

- Provision 12.2 (a) – To reduce the Minimum Lot Area from 550 square metres to 335 square metres;
- Provision 12.2 (b) – To reduce the Minimum Lot Frontage from 15.00 metres to 14 metres;
- Provision 12.2 (c) To reduce the Front Yard Setback from 7.5 metres to 4.5 metres; and
- Provision 12.2 (d) – To increase the Interior Side Yard Setbacks from 1.8 metres to 1.5 metres.

The applicant is now proposing to separate the existing semi-detached dwelling, through Consent application D10-11-2024, as shown on the drawing submitted. In order to facilitate the proposed consent application, application is made for additional relief from the following provision of Bylaw (60)2019 Section 6 Residential One (R1B) Zone for 3 Hagar Street, Part 2:

- Table 6.3.a – To permit a minimum lot area of 167.79 square metres whereas the bylaw requires a minimum lot area of 200 square metres



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**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.

For consideration in the Staff Report regarding this application, comments may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Friday, June 7, 2024 at 4:30 pm**, or you can appear in person and make a verbal presentation to the Committee. Any written comments received after this date and prior to **Wednesday, June 19, 2024 at 4:30 pm** will not be included in the report, but will 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 or email at [planning@thorold.ca](mailto:planning@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)

