



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 D10-03-2025 – 1548 HENDERSON STREET, THOROLD

DATE: Thursday, June 19, 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 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: D10-03-2025

Roll Number: 2731 000 026 13100

Subject Lands: 1548 Henderson Street
Plan M28 Lot 68
Thorold, ON

Date of mailing: **May 01, 2025**



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

This application has been submitted for Consent to sever 0.15-hectare parcel for the creation of four (4) new residential lots.

- Part 1 (369.8 sq.m.), Part 2 (232.9 sq.m.) and Part 3 (268.8 sq.m.) to accommodate a 3-unit townhouse.
- Part 4 (312.2 sq.m.) and Part 5 (311.8 sq.m.) to accommodate a semi-detached dwelling.

An existing detached dwelling exists on the subject property along with an accessory shed and will be demolished to accommodate the proposed developments.

CURRENT ZONING:

The subject lands are zoned Residential One (R1A) in accordance with the City of Thorold's Comprehensive Zoning Bylaw 60-2019.

CURRENT OFFICIAL PLAN DESIGNATION:

The subject lands are designated Urban Area Boundary, Built-Up Area, Urban Living Area and within the Built Boundary in the City of Thorold's 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 **Thursday, May 22, 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 on the [City of Thorold Committee of Adjustment](https://www.thorold.ca/city-of-thorold-committee-of-adjustment) website, through email at planning@thorold.ca or by telephone at 905-227-6613 ext. 259.

