

## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE D13-05-2026 – 11 ST DAVID STREET WEST, THOROLD

**Date:** Thursday, July 16, 2026 at  
9:30 a.m

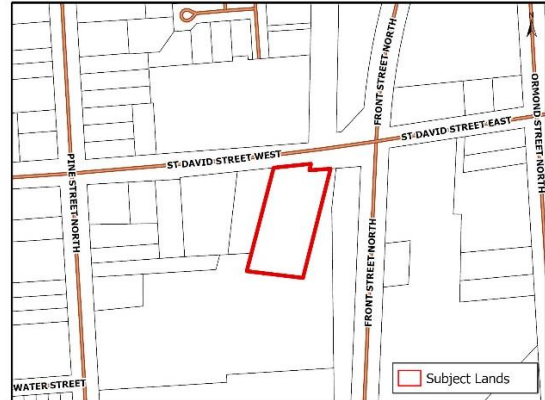
**Place:** Hybrid Format, See below for  
details

**Application(s):** D13-05-2026

**Roll Number(s):** 2731 000 006 04102

**Subject Lands:** 11 St David Street West,  
Thorold, ON  
PLAN 11 PT BLK JJ NP898  
59R 11673 PARTS 22 TO 24

**Date of Mailing:** June 12, 2026



#### PURPOSE & EFFECT OF THE PROPOSED APPLICATION

The applicant is seeking a Minor Variance to facilitate the construction of an approximately 111.5 m<sup>2</sup> accessory structure for car storage. To enable the proposed development, the applicant is requesting relief from the following provision of the Comprehensive Zoning By-Law (60) 2019:

- Decrease in the Minimum Rear Year setback from 6.0 m to 1.5 m, which represents a decrease of 4.5 m (Table 7.3a Lot, Building and Structure Requirements for the Downtown Main Street and Mixed Use Zones of the Comprehensive Zoning By-Law (60) 2019).

#### PUBLIC HEARING

You are entitled to be part of this public hearing to express your views about this application. A public hearing will be held in a hybrid format giving the public the option of either attending virtually or in the Council Chamber located at 3540 Schmon Parkway.

If you wish to submit written comments contact the Secretary Treasurer prior to **Wednesday July 9, 2026 by 12:00 pm** in writing to 8 Carleton Street South, Thorold, ON L2V 5C2, by e-mail at [planning@thorold.ca](mailto:planning@thorold.ca) or by phone at 905-227-6613 ext. 259. All submitted comments become part of the 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.

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 are the owner of any land with seven or more residential units, you are asked to post this notice in a visible location for all residents.

#### NOTICE OF DECISION

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Committee of Adjustment at 8 Carleton Street South, Thorold, ON L2V 5C2 or by e-mail to [planning@thorold.ca](mailto:planning@thorold.ca).

If a person or public body has the ability to appeal the decision of Committee of Adjustment in respect of the proposed minor variance to the Ontario Land Tribunal but does not make written submissions to Committee of Adjustment before it gives or refuses to give a minor variance, the Tribunal may dismiss the appeal.

**ADDITIONAL INFORMATION** regarding this application is available to the public by contacting Planning & Development Services Department, visiting City of Thorold Committee of Adjustment website: <https://www.thorold.ca/en/city-hall/committee-of-adjustment.aspx> or through email at [planning@thorold.ca](mailto:planning@thorold.ca) or by telephone at 905-227-6613 ext. 259.

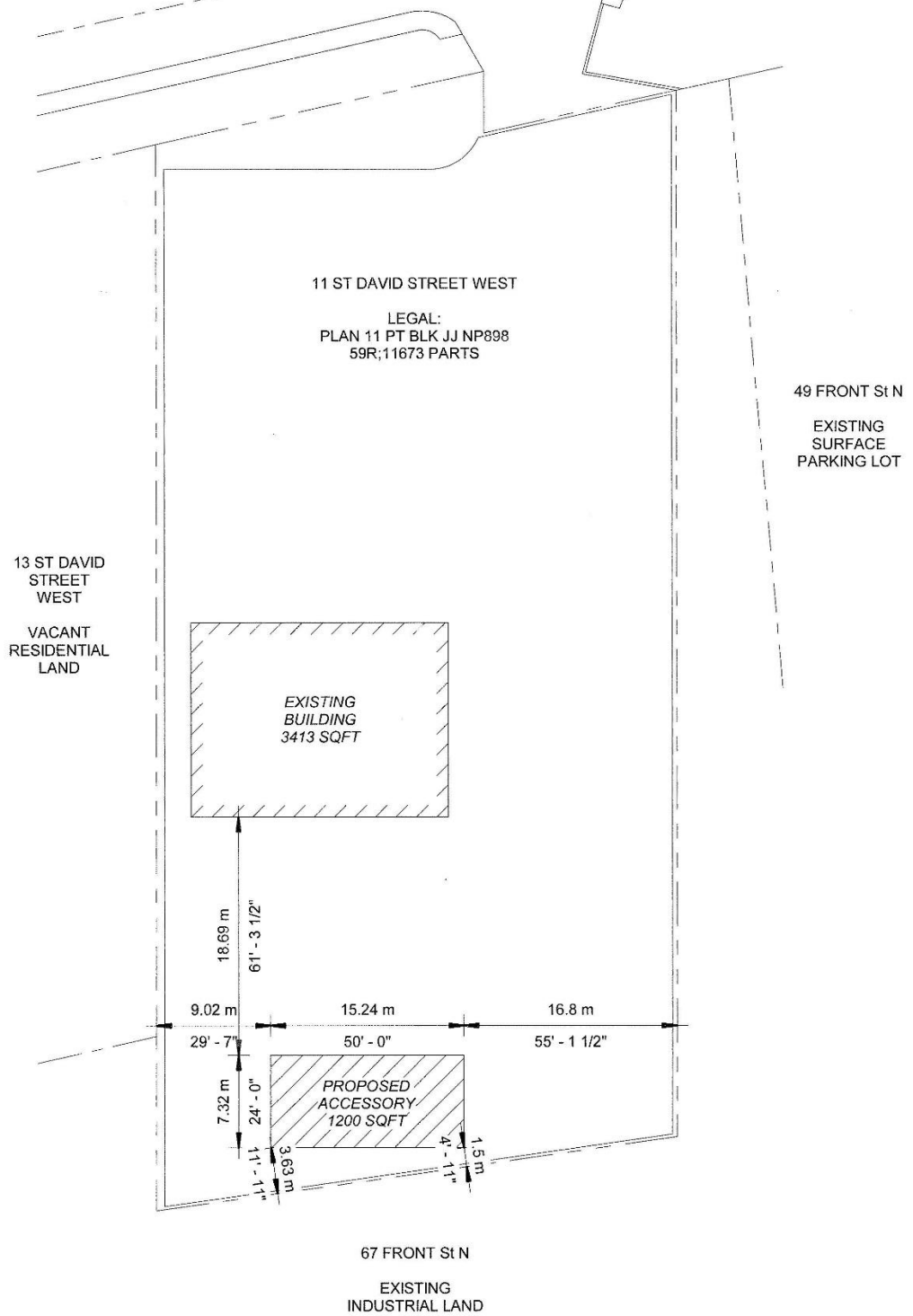
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① Site Plan  
1" = 30'-0"



TOTAL LOT:	3437.41m <sup>2</sup>
EXISTING BUILDING:	317.08m <sup>2</sup>
PROPOSED BUILDING:	111.48m <sup>2</sup>
LOT COVERAGE:	12.47%

**ST DAVID STREET WEST**



New Accessory Structure  
11 St David Street West  
Thorold, Ontario



[www.tildehomedesigns.com](http://www.tildehomedesigns.com) / [tildehomedesigns@gmail.com](mailto:tildehomedesigns@gmail.com) / [tildehomedesigns.com](https://www.tildehomedesigns.com)

TONY LASELVA has reviewed and takes responsibility for this design, has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

BCIN: 104313 FIRM NAME: TILDe Home Designs BCIN: 116926

DNSGR SIG:

PAGE:

**S1**

DATE: May 11, 2026

Figure 1 – Proposed site plan.