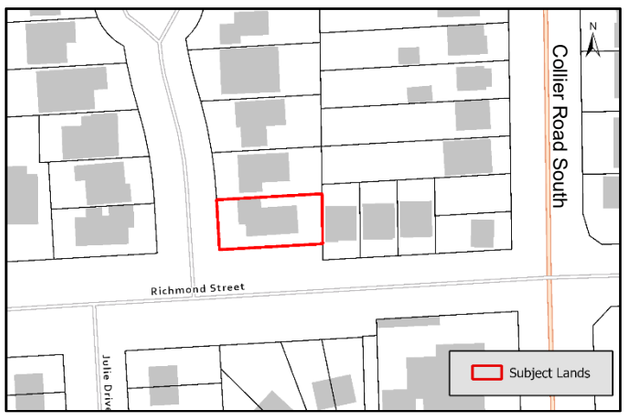
COMMITTEE OF ADJUSTMENT
Development Services Department
8 Carleton Street South
Thorold, ON L2V 5C2
905-227-6613

NOTICE OF PUBLIC HEARING
FOR MINOR VARIANCE D13-12-2026 – 2 SENTANCE AVENUE, THOROLD

Date:	Thursday, November 12, 2026 at 9:30 a.m.
Place:	Hybrid Format, See below for details
Application(s):	D13-12-2026
Roll Number(s):	2731 000 0222 4000
Subject Lands:	2 Sentance Avenue PLAN 59M 98 LOT 4 Thorold, ON
Date of Mailing:	October 29, 2026



PURPOSE & EFFECT OF THE PROPOSED APPLICATION

The applicant is seeking a Minor Variance to facilitate the establishment of a second dwelling unit in the basement of a split-level, single detached dwelling with an existing basement walkout entrance. To facilitate the proposed development, the applicant is requesting relief from the following provision of the Comprehensive Zoning By-law (60) 2019:

- Increase in maximum gross floor area of a Second Dwelling Unit from 40% to 65% of the principal dwelling unit gross floor area (Section 3.21 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 **November 11, 2026 by 12:00 pm** in writing to 8 Carleton Street South, Thorold, ON L2V 5C2, by e-mail at 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.

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 or by telephone at 905-227-6613 ext. 259.

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FOR MINOR VARIANCE D13-12-2026 – 2 SENTANCE AVENUE, THOROLD

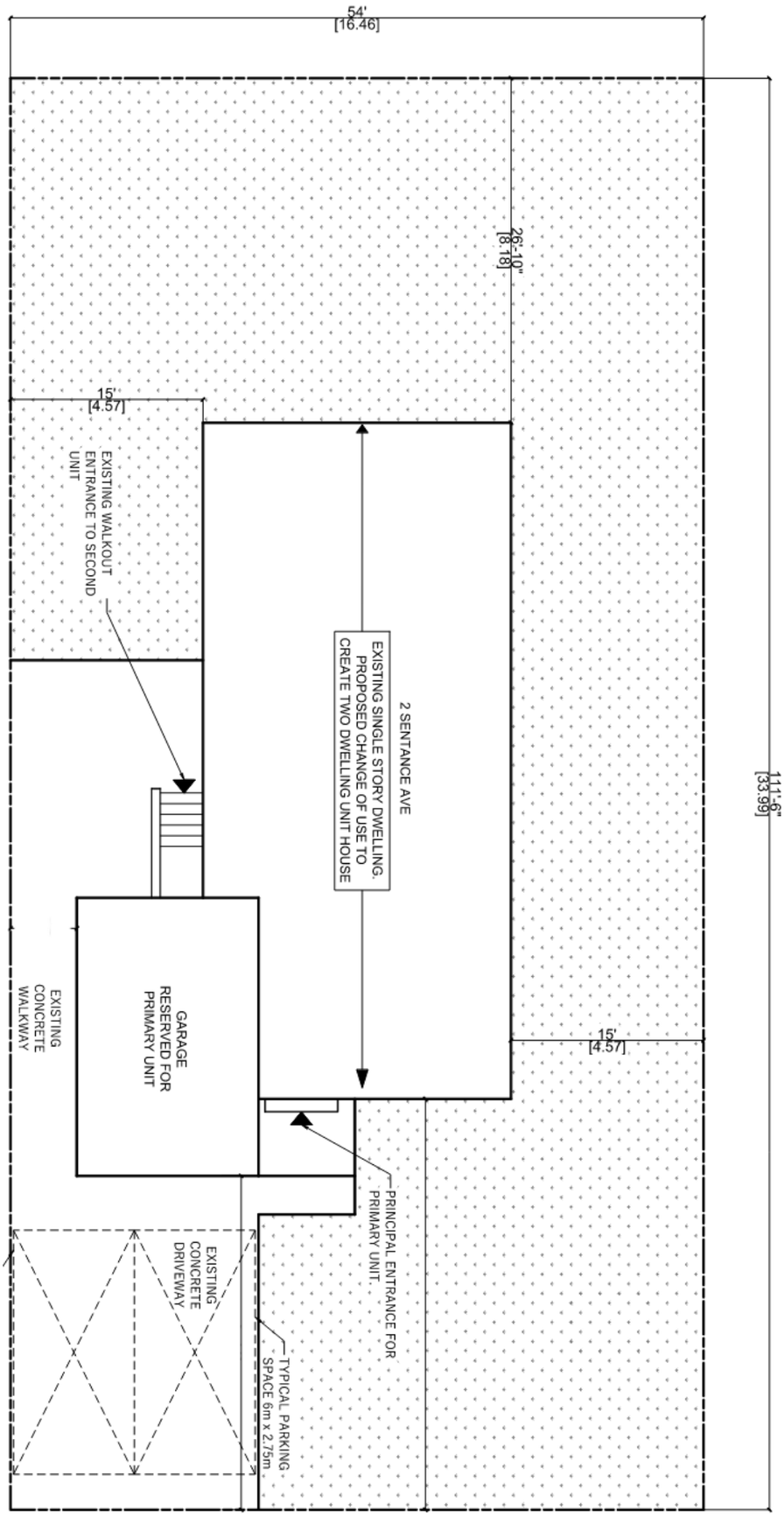


Figure 1: Site Plan stamped by Adnan Khan, 08/09/2026