



MINOR VARIANCE APPLICATION

Planning and Development Services
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7 905-227-6613

NOTICE OF DECISION – FEBRUARY 18, 2021

In the matter of an application for a minor variance by:

FILE NO.: D13-04-2021
ROLL NO: 2731 000 031 18100 0000
SUBJECT LAND: 1049 NIAGARA STREET, Thorold
PLAN TWP PT LOT 226
APPLICANT: FIRSTCANADA ULC
AGENT: COLLIERS INTERNATIONAL NIAGARA LTD

PURPOSE OF APPLICATION:

The subject lands are designed Port Robinson West Mixed Use Commercial in the City of Thorold Official Plan and are zoned Highway Commercial/Industrial (HCI) – Highway 20 West of Canal in accordance with Comprehensive Zoning Bylaw 2140(97). The current use of the property is a bus terminal. The applicant is requested that the following uses be considered similar to the existing use under Section 45(2)(a)(ii) of the *Planning Act*:

1. Equipment sales, rental and service;
2. Manufacturing; and
3. Automobile service and repair establishment.

This application was heard at a Public Hearing of the Committee of Adjustment on February 18, 2021 by virtual means and the decision on the variance requested was made pursuant to the provisions of Section 45 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, as follows:

DECISION: GRANTED

REASONS:

The Committee of Adjustment considered the written and oral comments and agrees with the staff report analysis and recommendation that the application can be supported as the uses noted above are similar to the existing use of the property.

The last day to file for appeal of this decision is March 10, 2021.

TAKE NOTICE THAT THE ABOVE DECISION is subject to your right to appeal to the Local Planning Appeal Tribunal and may be commenced by filing with the Secretary-Treasurer of the Committee a Notice of Appeal setting out the objection to the decision and outlining the reasons. The fee is \$300.00 for the first application to be appealed and \$25.00 for each additional related appeal and may be paid by cheque or money order payable to the Minister of Finance. Appeals must be received within twenty (20) days from the date of the decision.



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NOTE: Only individuals, corporations and public bodies may appeal a Committee of Adjustment decision to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

Electronically Signed By J. Theisen
Chair/Member

Electronically Signed By G. Ravenek
Member

Electronically Signed By E. Pizzo
Member

Electronically Signed By G. Jackson
Member

Electronically Signed by H. D'Angela
Member

Date of Decision: February 18, 2021

Date of Decision Notice: February 22, 2021

Last date to file a notice of appeal: March 10, 2021

I, Angela Nesbitt, Secretary Treasurer of the Committee of Adjustment of the City of Thorold certify that the above is a true copy of the Decision of the Thorold City Council:

Angela Nesbitt
Secretary-Treasurer of the Committee of Adjustment