

MINOR VARIANCE APPLICATION

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

NOTICE OF DECISION – JUNE 17, 2021

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

FILE NO.: D13-11-2021
ROLL NO: 2731 000 031 17600 0000
SUBJECT LAND: 1073 NIAGARA STREET, THOROLD
PT TWP LOT 226
APPLICANT: 1825002 Ontario Inc.
AGENT: G.S. Wark Construction – Larry Kulchar

PURPOSE OF APPLICATION:

The subject lands are designated PRW Mixed Use Commercial in the City of Thorold Official Plan and are zoned Future Developments (FD) in accordance with Comprehensive Zoning Bylaw 60-2019. The applicant proposes to construct an accessory storage building as shown on the drawing submitted. In order to facilitate the development, permission is required to establish a building on the property to be used for a purpose similar to or more compatible than the current use of the property.

This application was heard at a Public Hearing of the Committee of Adjustment on June 17, 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:

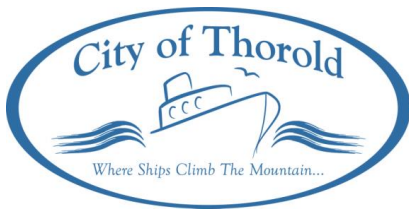
The Committee of Adjustment considered the written and oral comments and agrees with the minor variance report analysis and recommendation that this application meets the Planning Act tests for minor variance being:

1. The requested variance is considered minor in nature;
2. The variance is appropriate for the development or use of the land, building or structure;
3. The general intent and purpose of the Zoning Bylaw is maintained; and
4. The general intent and purpose of the Official Plan is maintained.

The last day to file for appeal of this decision is July 7, 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 \$400.00 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.

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.



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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: June 17, 2021

Date of Decision Notice: June 21, 2021

Last date to file a notice of appeal: July 7, 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:

ORIGINAL SIGNED

Angela Nesbitt
Secretary-Treasurer of the Committee of Adjustment