

## MINOR VARIANCE APPLICATION

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

### NOTICE OF DECISION – NOVEMBER 18, 2021

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

**FILE NO.:** D13-34-2021  
**ROLL NO:** 2731 000 027 07100 0000  
**SUBJECT LAND:** 2221 Holland Road, Thorold  
Pt Twp Lot 126  
**APPLICANT:** Dan Cotnam  
**AGENT:** N/A

#### PURPOSE OF APPLICATION:

The subject lands are designated Specialty Crops in the City of Thorold Official Plan and are zoned Specialty Crop (AS) in accordance with Comprehensive Zoning Bylaw 60-2019. The applicant is proposing an addition to the existing attached garage (58.11 square metres) as shown on the drawing submitted. In order to facilitate the development, as per Comprehensive Zoning Bylaw 60-2019, the following variances from Part 9 – Agricultural & Rural Zones, Table 9.3 – Minimum Lot Frontage, Minimum Interior Side Yard and Maximum Lot Coverage zone provisions are being requested:

1. To reduce the Minimum Interior Side Yard Setback (west side) from 5.0 metres to 0.9 metres; and
2. To increase the Maximum Lot Coverage from 10% to 20%.

This application was heard at a Public Hearing of the Committee of Adjustment on November 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 WITH CONDITIONS – SEE SCHEDULE “A”**

#### REASONS:

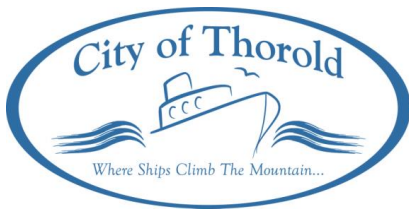
The Committee of Adjustment considered the written and oral comments and agrees with the minor variance report analysis and recommendation that this application meets the Planning Act tests for minor variance being:

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 December 8, 2021.**

**TAKE NOTICE THAT THE ABOVE DECISION** is subject to your right to appeal to the Ontario Land 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 Ontario Land 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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### NOTICE OF DECISION – D13-34-2021 – 2221 Holland Road

Electronically Signed By J. Theisen  
Chair/Member

Electronically Signed By G. Ravenek  
Member

Electronically Signed By E. Pizzo  
Member

Conflict declared – Not present to hear application  
G. Jackson, Member

Electronically Signed by H. D'Angela  
Member

**Date of Decision:** November 18, 2021

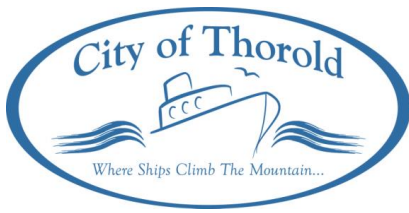
**Date of Decision Notice:** November 23, 2021

**Last date to file a notice of appeal:** December 8, 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



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### **SCHEDULE "A" TO NOTICE OF DECISION – D13-34-2021 – 2221 Holland Road**

This is Schedule "A" attached to and forming part of the decision regarding Minor Variance application D13-34-2021 for 2221 Holland Road, Thorold, Ontario.

#### **CONDITION(S):**

1. The applicant is to provide a preliminary lot grading plan to the satisfaction of the Engineering Division that identifies the drainage of the property is contained on-site.