

MINOR VARIANCE APPLICATION

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

NOTICE OF DECISION – JANUARY 20, 2022

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

FILE NO.: D13-03-2022
ROLL NO: 2731 000 030 16200 0000 (PARENT)
SUBJECT LAND: Block 59 on Draft Plan Approved Towpath Estates Subdivision, Thorold Pt Twp Pt Lot 222
APPLICANT: 800460 Ontario Limited
AGENT: Upper Canada Consultants

PURPOSE OF APPLICATION:

The subject lands are designated PRW Low Density Residential in the City of Thorold Official Plan and are zoned R3B-74 in accordance with Zoning Bylaw 60-2019. The applicant is proposing the construction of a four unit townhouse dwelling, as shown on the drawing submitted. In order to facilitate the development, as per the Zoning Bylaw 60-2019, the following variance from the R3B-74 zone provisions is being requested:

1. To reduce the Minimum Exterior Side Yard setback from 3.0 metres to dwelling to 1.2 metres to the dwelling.

This application was heard at a Public Hearing of the Committee of Adjustment on January 20, 2022 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:

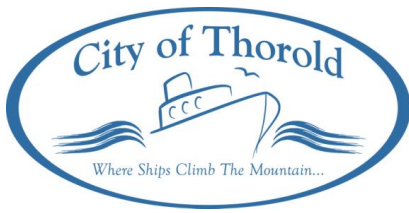
The Committee of Adjustment considered the written and oral comments and agrees with the minor variance report analysis and recommendation that this application meets the Planning Act tests for minor variance being:

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 February 9, 2022.

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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Block 59 on Draft Plan Approved Towpath Estates Subdivision

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: January 20, 2022

Date of Decision Notice: January 24, 2022

Last date to file a notice of appeal: February 9, 2022

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