



## COMMITTEE OF ADJUSTMENT

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

October 13, 2021

**TO:** Chairperson and Members of the Committee of Adjustment

**SUBJECT:** Minor Variance Application D13-25-2021  
1326 Barron Road, Thorold, ON

THOROLD PT TWP LOT 116 RP  
**2731 000 026 06600 0000**

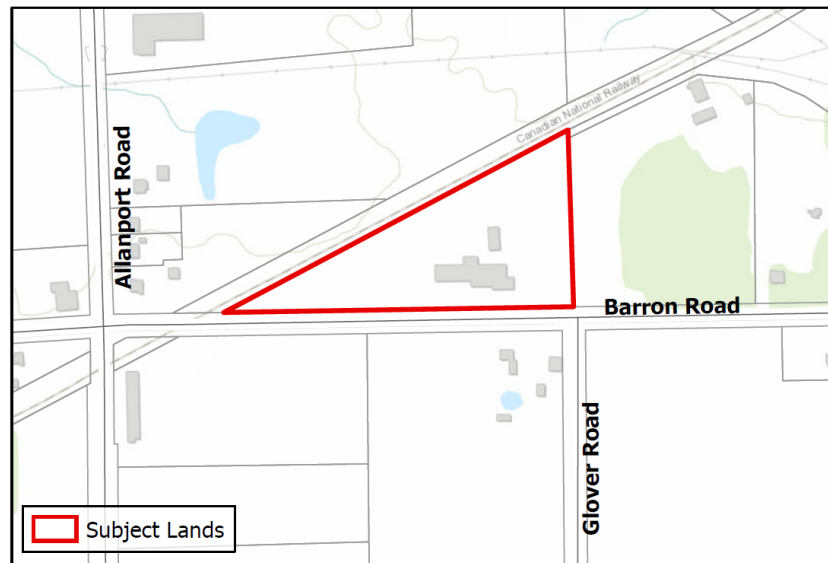
### RECOMMENDATION:

That the minor variance requested in application D13-25-2021 be APPROVED.

### PROPOSAL:

The applicant is requesting that the following use be considered similar to the existing uses under Section 45(2)(a)(ii) of the *Planning Act*:

1. A Quonset hut (344.7 square metres) for use as a storage facility and warehousing building as part of the existing property uses.



KEY MAP

### CITY OF THOROLD OFFICIAL PLAN

The subject lands are designated Rural Industrial with Greenfield Overlay and Agricultural in the City of Thorold Official Plan.

### COMPREHENSIVE ZONING BY-LAW 60-2019 (PARTIALLY UNDER APPEAL):

The subject property is zoned Rural Industrial 'M4' and Agricultural 'A' in accordance with Comprehensive Zoning Bylaw 60-2019.

### **PLANNING ANALYSIS:**

Unlike a typical Minor Variance application, the subject application is not evaluated under the four tests specified in Section 45(1) of the Planning Act. The Committee of Adjustment must decide if the application facilitates a use that is:

- similar to the purpose for which the subject land, building, or structure was lawfully used for when the new zoning by-law came into effect; or
- more compatible with the new permitted uses.

The current use of the property consists of multiple uses being: industrial pump & pump part sales; manufacturing of custom steel mezzanines; and an excavating company. The use has been in existence for approximately 40 years. The application proposes to permit a Quonset hut (344.7 square metres) for use as a storage facility and warehousing building as part of the existing property uses.

The proposed quonset hut is similar in size and nature to the other accessory buildings on the property. The addition of an accessory building to the property is similar to the existing use on the property as it will be used for storage for the existing use. The proposed accessory building is small in size and does not negatively impact the current or future use of the property. The proposed variances meets the requirements of Section 45(2) ii. of the Planning Act.

In the opinion of staff, the proposed uses will allow the site to continue to function in a similar manner to the existing use and meets the applicable test under Section 45(2)(a)(ii) of the Planning Act.

### **CIRCULATION COMMENTS:**

The following comments on the application were received from internal departments and external agencies:

#### Building Division

- No comments

#### Cogeco

- No concerns

#### Engineering Division

- No comments

#### Finance Division

- No outstanding balances

Mississaugas of the Credit First Nation

- No concerns at this time

Niagara Region

- Private Sewage System staff have reviewed the minor variance application for an additional Quonset hut to be built on the existing parcel. According to the submitted plan the building will be located on the existing gravel area and we have no objections.

**CONCLUSION:**

It is the opinion of Planning staff that the application facilitates a similar use to the current use of the subject property and should be approved by the Committee of Adjustment.

Prepared by:

Electronically signed

Brynne O'Neill  
Senior Planner, Planning Services

Respectfully submitted by:

Electronically signed

Denise Landry, MCIP, RPP  
Manager of Planning Services