

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – SEPTEMBER 19, 2024

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

FILE NO.: D13-24-2024 **ROLL NO:** 2731 000 026 19900 0000
SUBJECT LAND: 1970 Polloway Road, Thorold
Pt Twp Lot 136
APPLICANT: Coutu Holdings
AGENT: Theron Ebert

PURPOSE OF APPLICATION:

The subject lands are designated Agricultural in the City of Thorold Official Plan and zoned Agriculture (A) in accordance with Zoning Bylaw 60-2019, Part 9 – Agricultural & Rural Zones.

The current use of the property is a kennel that was established in 2007 under Bylaw 2140(97) and under Bylaw 60-2019 is considered a legal non-conforming use. The applicant is proposing to expand one of the accessory structures by 410 square metres. In order to facilitate the development as proposed, a minor variance under Section 45(2)(a)(i) of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, to permit the expansion of the legal non-conforming use is required.

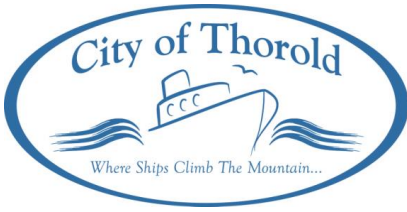
This application was heard at a Public Hearing of this Committee held on September 19, 2024 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45(2)(a)(i) of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, as follows:

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 proposed expansion is appropriate; and
2. It will not result in undue adverse impacts on the surrounding neighbourhood.



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NOTICE OF DECISION – D13-24-2024 – 1970 POLLOWAY ROAD, THOROLD

The last day for appeal of this decision is October 9, 2024.

Notice of appeal must be filed with the Secretary Treasurer for the City of Thorold Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal (OLT). <https://olt.gov.on.ca/appeals-process/fee-chart/>

Please note neighbours and other interested parties not defined by the *Planning Act* are no longer eligible to file appeals for this application as per Bill 23, More Homes Building Faster Act, 2022.

Planning Act appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by *Planning Act* 1(1)), and any “public body” (as defined by *Planning Act* 1(1)).

Information regarding the Ontario Land Tribunal (OLT) can be found at:
<https://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

Electronically Signed By J. Theisen, Chair/Member	In favour
Electronically Signed By E. Pizzo, Member	In favour
Electronically Signed By G. Jackson, Member	In favour
Electronically Signed By K. Daniels, Member	In favour
Electronically Signed By P. DiPaola, Member	In favour
Electronically Signed By G. Ravenek, Member	In favour

Date of Decision: September 19, 2024

Date of Decision Notice: September 23, 2024

Last date to file a notice of appeal: October 9, 2024

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 Committee of Adjustment.

ORIGINAL SIGNED

Angela Nesbitt
Secretary-Treasurer of the Committee of Adjustment