

## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – July 20, 2023

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

**FILE NO.:** D13-13-2023 **ROLL NO:** 2731 000 031 01500 0000  
**SUBJECT LAND:** 2831 Highway 20 (2800 Hurricane Road), Thorold  
Thorold Pt Twp Lots 159 and 160 RP59R22  
**APPLICANT:** Wen Rong, Fu/Sue Shiang, Lee  
**AGENT:** Hanyue Fu

### PURPOSE OF APPLICATION:

The subject lands are zoned Specialty Crops AS Zone in accordance with Zoning Bylaw 60-2019. The applicant is seeking a minor variance to increase the maximum permitted height for the proposed construction of a second dwelling unit (help house). In order to facilitate the development, as per Zoning By-Law 60-2019, the following variance from Part 9 – Agricultural & Rural Zones provisions is being requested:

1. Bylaw 60-2019, Part 9, Section 9.4, Table 9.4 – Accessory Buildings and structure to Residential Uses Requirements for Agricultural and Rural Zones – To increase maximum height from 4.5 metres to 10.5 metres.

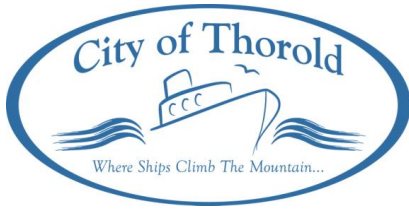
This application was heard at a Public Hearing of this Committee held on July 20, 2023 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, as follows:

**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.



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### **NOTICE OF DECISION – D13-13-2023 – 2831 Highway 20 (2800 Hurricane Road)**

**The last day for appeal of this decision is August 9, 2023.**

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
Absent - T. Luciani, Member	
Electronically Signed By E. Pizzo, Member	In favour
Electronically Signed By G. Jackson, Member	In favour
Electronically Signed By H. D’Angela, Member	In favour
Electronically Signed By K. Daniels, Member	In favour
Electronically Signed By P. DiPaola, Member	In favour

<b>Date of Decision:</b>	<b>July 20, 2023</b>
<b>Date of Decision Notice:</b>	<b>July 25, 2023</b>
<b>Last date to file a notice of appeal:</b>	<b>August 9, 2023</b>

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