



COMMITTEE OF ADJUSTMENT

Development Services Department
8 Carleton Street South
Thorold, ON L2V 5C2
905-227-6613

NOTICE OF DECISION – August 26, 2025

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

FILE NO.: D13-14-2025
ROLL NO: 2731 000 008 09700
SUBJECT LAND: 80 Pine Street South, Thorold
Plan CP 11 PT Lot 4 Shriner
Farm Plan NP897
APPLICANT: Leo Aita Angela
AGENT: Jeannine Aiello, Y.A.D.S.

PURPOSE OF APPLICATION:

The applicant is seeking a Minor Variance to facilitate the construction of a 59.23 m² two-storey additional dwelling unit consisting of a two-car garage on the ground floor and accessory apartment on the second storey. To facilitate the proposed development, the application is requesting relief from the following provisions of the Comprehensive Zoning By-Law (60) 2019:

- Increase in maximum height from 4.5 m to 6.4 m, an increase of 1.9 m (Section 3.1 of Comprehensive Zoning By-law 60-2019); and
- Increase the maximum gross floor area of a second dwelling unit from 40% of the principal dwelling unit gross floor area to approximately 68% (Section 3.21 of Comprehensive Zoning By-law 60-2019).

DECISION: GRANTED

CONDITIONS: SEE SCHEDULE “A” ATTACHED

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 for appeal of this decision is September 10, 2025.

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>

