



## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – NOVEMBER 16, 2023

**FILE NO.:** D10-10-2023      **ROLL NO:** 2731 000 019 06600 0000  
**SUBJECT LAND:** 1482 Beaverdams Road, Thorold  
Plan 29 Lots 507 to Lot 509  
**APPLICANT:** Scott Wier & Tari Gibson  
**AGENT:** Peter Sirianni

### In the Matter of the *Planning Act*; Revised Statutes of Ontario, 1990, Chapter P.13, and in the Matter of an Application for Consent.

The Committee of Adjustment considered all the written and oral submissions and finds that, subject to the conditions of provisional consent, this application meets *Planning Act* criteria, is consistent with the Provincial Policy Statement and complies with the Growth Plan, the Niagara Region Official Plan and the City of Thorold Official Plan.

In compliance with the *Planning Act* the City of Thorold Committee of Adjustment decision is enclosed. The last date of filing an appeal to the Ontario Land Tribunal (OLT) under Section 53 of the *Planning Act* is December 10, 2023.

### Type of Transaction for which application for consent is being made:

Conveyance     Mortgage or Charge     Partial Discharge of Mortgage

Other: Easement

**DECISION:**      **GRANTED WITH CONDITIONS**

**CONDITION(S):**      **SEE SCHEDULE "A" ATTACHED**

### REASONS:

The Committee of Adjustment considered all the written and oral submissions and finds that, subject to the conditions of provisional consent, this application meets *Planning Act* criteria, is consistent with the Provincial Policy Statement and complies with the Growth Plan, the Niagara Region Official Plan and the City of Thorold Official Plan.

1. The application complies with the requirements of the zoning by-law and conforms to the policies of the Official Plan.
2. This decision is rendered having regard to the provisions of Section 51(24) of the *Planning Act, R.S.O. 1990* as amended.
3. The application is considered desirable within the existing neighbourhood.
4. For reasons as outlined in the Planning Report.



## COMMITTEE OF ADJUSTMENT

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

### **NOTICE OF DECISION – D10-10-2023 – 1482 BEAVERDAMS ROAD**

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 H. D'Angela, Member	In favour
Electronically Signed By K. Daniels, Member	In favour
Absent - P. DiPaola, Member	No vote
Electronically Signed By G. Ravenek, Member	In favour



## COMMITTEE OF ADJUSTMENT

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

### SCHEDULE "A" – NOTICE OF DECISION D10-10-2023 – 1482 BEAVERDAMS ROAD

This is Schedule "A" attached to and forming part of the decision regarding Consent Application D10-10-2023, 1482 Beaverdams Road, Thorold, ON;

#### CONDITIONS:

The above decision is subject to the following condition(s):

- 1) That the applicant provides the Secretary Treasurer with a legal description, acceptable to the Registrar, of the subject parcel, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent; and
- 2) That the owner provides a lawyer's undertaking, to the satisfaction of the City Solicitor, and agrees to forward a copy of documentation confirming the transaction has been carried out, to the City within two (2) years of issuance of the consent certificate; and
- 3) That a final certification fee, payable to the City of Thorold, be submitted to the Secretary Treasurer and that all conditions of consent be fulfilled; and
- 4) That all outstanding property taxes be paid prior to issuance of the Certificate of Consent.

<b>Date of Decision:</b>	<b>November 16, 2023</b>
<b>Date of Decision Notice:</b>	<b>November 2, 2023</b>
<b>Last date to file a notice of appeal:</b>	<b>December 10, 2023</b>
<b>Last date to fulfill all conditions:</b>	<b>November 16, 2025</b>

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 Built Faster Act, 2022.



## COMMITTEE OF ADJUSTMENT

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

### **PAGE 2 - SCHEDULE "A" – NOTICE OF DECISION D10-10-2023 – 1482 BEAVERDAMS ROAD**

*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:  
<http://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

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, Committee of Adjustment

Date of Decision: November 16, 2023      Date of Mailing: November 20, 2023