

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – JUNE 20, 2024

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

FILE NO.: D13-14-2024 **ROLL NO:** 2731 000 029 13000 0000
SUBJECT LAND: 1706 Allanport Road, Thorold
Pt Twp Lot 183
APPLICANT: Cintia Ordonez-Bureau
AGENT: n/a

PURPOSE OF APPLICATION:

The subject lands are designated Rural Industrial in the City of Thorold Official Plan and zoned Rural Industrial (M4) in accordance with Part 8 – Employment Zones of the City of Thorold Comprehensive Zoning Bylaw 60-2019.

The applicant is proposing to expand the existing residential use on the property, through the construction of a second dwelling unit within the existing single detached dwelling, as shown on the drawing submitted. Residential uses are not a permitted use within the M4 zone under the City's 60-2019 Zoning Bylaw. The existing single detached dwelling however was established prior to the current zoning, and was permitted under the previous Dry Industrial (DI-3) zoning under the City's 2140(97) Zoning Bylaw. As such, the existing single detached dwelling is considered a legal non-conforming use under the City's 60-2019 Zoning Bylaw. In order to facilitate the development, a minor variance under Section 45(2) of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, to permit a second dwelling unit within the legal non-conforming use is required.

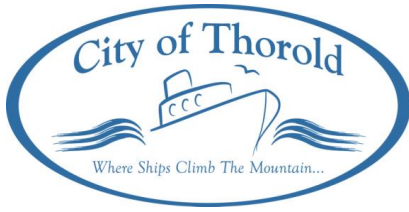
This application was heard at a Public Hearing of this Committee held on June 20, 2024 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, as follows:

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 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 – D13-14-2024 – 1706 ALLANPORT ROAD, THOROLD

The last day for appeal of this decision is July 10, 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: June 20, 2024

Date of Decision Notice: June 24, 2024

Last date to file a notice of appeal: July 10, 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