

## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – MARCH 21, 2024

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

**FILE NO.:** D13-04-2024 **ROLL NO:** 2731 000 018 01600 0000  
**SUBJECT LAND:** Old Thorold Stone Road at Davis Road, Thorold  
Thorold Pt Twp Lot 26 RP59R-17047 Part 1  
**APPLICANT:** 2686562 Ontario Inc. **AGENT:** Upper Canada Consultants

#### PURPOSE OF APPLICATION:

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

The applicant is proposing the construction of a self-storage facility on an existing vacant lot as shown on the drawing submitted. In order to facilitate the development as proposed, application is made for relief from the following provisions of Bylaw 60-2019:

- Part 8 – Table 8.3: Lot, Building and Structure Requirements – To permit a minimum width of planting/buffer strip along street frontage of 2.6 metres whereas the bylaw requires a minimum plating/buffer strip along street frontage of 3.0 metres;
- Part 8 – Table 8.3: Lot, Building and Structure Requirements – To permit a maximum lot coverage of 22% whereas the bylaw requires a maximum lot coverage of 15%; and
- Part 4 – Table 4.1: Parking Space Requirements, Commercial Uses – To permit the minimum required number of parking spaces to be reduced to 5 parking spaces, whereas the bylaw requires a minimum of 6 parking spaces.

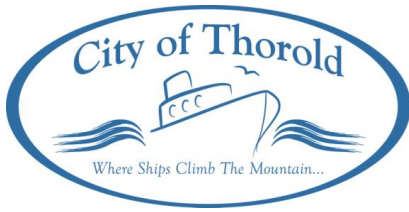
This application was heard at a Public Hearing of this Committee held on March 21, 2024 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, as follows:

**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 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 – D13-04-2024 – OLD THOROLD STONE ROAD AT DAVIS ROAD, THOROLD**

**The last day for appeal of this decision is April 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
Absent - P. DiPaola, Member	No vote
Electronically Signed By G. Ravenek, Member	In favour

<b>Date of Decision:</b>	<b>March 21, 2024</b>
<b>Date of Decision Notice:</b>	<b>March 25, 2024</b>
<b>Last date to file a notice of appeal:</b>	<b>April 10, 2024</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