

## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – MAY 16, 2024

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

**FILE NO.:** D13-13-2024 **ROLL NO:** 2731 000 027 01600 0000  
**SUBJECT LAND:** 2740 Merrittville Highway, Thorold  
Pt Twp Lot 79  
**APPLICANT:** 1246322 Ontario Inc.  
**AGENT:** Larisa Brodsky Architect Inc.

#### PURPOSE OF APPLICATION:

The subject lands are designated Specialty Crops in the City of Thorold Official Plan and zoned Specialty Crop AS in accordance with Zoning Bylaw 60-2019, Part 9 – Agricultural & Rural Zones.

The applicant is proposing to expand the existing banquet and conference centre, which is not a permitted use within the Specialty Crop AS zone, according to City's 60-2019 Zoning Bylaw. As such, an application for a minor variance has been submitted to permit the enlargement of the legal nonconforming use. The application proposes to expand the existing banquet and conference centre through a 64 square metre addition. The addition is proposed to facilitate a larger entrance, and the addition of a carport canopy, as shown on the drawing submitted. In order to facilitate the development, as per Zoning Bylaw 60-2019, the following variances from Part 9 Agricultural & Rural Zones zone provisions are being requested:

- Part 9.2, Table 9.2 – Permitted Uses in Agricultural and Rural Zones – To permit the proposed expansion of the legal nonconforming banquet and conference centre use, through the construction of a 64 square metre addition.

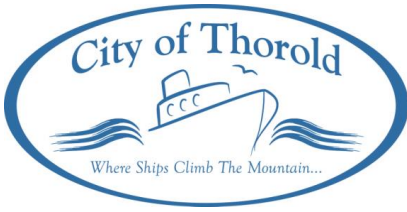
This application was heard at a Public Hearing of this Committee held on May 16, 2024 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, as follows:

**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 – D13-13-2024 – 2740 MERRITTVILLE HIGHWAY, THOROLD**

**The last day for appeal of this decision is June 5, 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
K. Daniels, Member - Absent	No vote
Electronically Signed By P. DiPaola, Member	In favour
Electronically Signed By G. Ravenek, Member	In favour

**Date of Decision:** May 16, 2024

**Date of Decision Notice:** May 22, 2024

**Last date to file a notice of appeal:** June 5, 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

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Angela Nesbitt  
Secretary-Treasurer of the Committee of Adjustment