



COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – June 19, 2025

In the matter of an application for a Minor Variance by:

FILE NO.: D13-10-2025
ROLL NO: 2731 000 003 06400 0000
SUBJECT LAND: 17 Chapel Street North, Thorold
PLAN 11 PT BLK C NP898
RP59R11117 PART 2

APPLICANT: Olivia-Anne Raimondo & Peter Nguyen
AGENT: Emilio Raimondo

PURPOSE OF APPLICATION:

The applicant is seeking a Minor Variance to facilitate the construction of a single car garage with an additional dwelling unit (loft) above the garage. To facilitate the development as proposed, the application is requesting relief from the following provisions of the Comprehensive Zoning By -Law (60) 2019:

- Increase to Accessory Buildings and Structures maximum lot coverage from 10% to 10.9% per Part 3-3.1.
- Increase to Accessory Buildings and Structures Maximum Height from 4.5 metres to 5.95 metres per Part 3-3.1. (Previous notice indicated a proposed building height of 4.95 metres)

This application was heard at a Public Hearing of this Committee held on June 19, 2025 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.

The last day for appeal of this decision is July 9, 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>

