

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – FEBRUARY 15, 2024

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

FILE NO.: D13-03-2024 **ROLL NO:** 2731 000 003 01400 0000
SUBJECT LAND: 57 Regent Street, Thorold
Plan 10816 Pt Lot 1 Pt Lot 2
APPLICANT: Canal View Properties Inc.
AGENT: n/a

PURPOSE OF APPLICATION:

The subject lands are designated Urban Living Area, Urban Area Boundary, Centre Community Improvement Area and Built Boundary in the City of Thorold Official Plan and are zoned Residential Second Density Special R2S in accordance with the Comprehensive Zoning Bylaw 2140(97), Section 12.

The applicant is proposing the construction of a second dwelling unit in an accessory building as shown on the drawing submitted. In order to facilitate the development, the following variances are being requested:

- Bylaw 2140(97), Part 12 – Residential Second Density Special R2S – To permit a second dwelling unit in an accessory structure in accordance with Part 3 – General Regulations, Section 3.21 – Second Dwelling Units in Bylaw 60-2019.
- Bylaw 60-2019, Section 3.18 – Railway Setbacks – To reduce the railway setback from 15 metres to 4.81 metres.

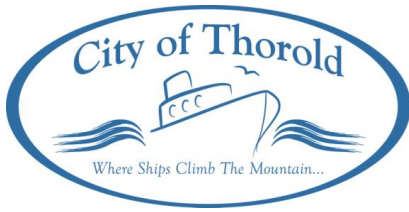
This application was heard at a Public Hearing of this Committee held on February 15, 2024 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, as follows:

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.



COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – D13-03-2024 – 57 REGENT STREET, THOROLD

The last day for appeal of this decision is March 6, 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: February 15, 2024

Date of Decision Notice: February 20, 2024

Last date to file a notice of appeal: March 6, 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