

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.: D13-09-2025
ROLL NO: 2731 000 025 11451 0000
SUBJECT LAND: 9 Fawn Court, Thorold
Plan NS16 Lot 24
APPLICANT: Lee Philip Jensen
AGENT: N/A

PURPOSE OF APPLICATION:

The applicant is seeking a Minor Variance to facilitate the construction of a garage with residential car lift. This will allow the applicant to store multiple cars inside the garage, as shown on the drawing submitted. 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 permitted from 10% to 11% per Part 3-3.1.
- Increase to Accessory Buildings and Structures Maximum Height from 4.5 metres to 5.5 metres per Part 3-3.1.

The subject lands are zoned Residential One (R1A) in accordance with the City of Thorold's Comprehensive Zoning Bylaw (60) 2019

The subject lands are designated Urban Area Boundary, Built-Up Area, Urban Living Area, within the Urban Area Boundary and Built Boundary in the City of Thorold Official Plans (2022 and 2016) respectively.

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.

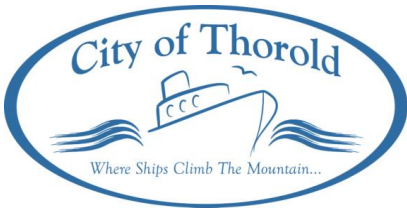
The last day for appeal of this decision is July 9, 2025.

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>



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NOTICE OF DECISION – D13-09-2025 – 9 Fawn Court

Electronically Signed By J. Theisen, Chair/Member	In Favor
Electronically Signed By E. Pizzo, Member	In Favor
Electronically Signed By G. Jackson, Member	In Favor
Electronically Signed By G Ravenek, Member	In Favor
Electronically Signed By K. Daniels, Member	In Favor
Electronically Signed By P. DiPaola, Member	In Favor

Date of Decision: June 19, 2025

Date of Decision Notice: June 23, 2025

Last date to file a notice of appeal: June 19, 2025

I, Conor Warren, 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

Conor Warren

Secretary-Treasurer of the Committee of Adjustment