

## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – APRIL 18, 2024

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

**FILE NO.:** D13-06-2024 **ROLL NO:** 2731 000 004 14000 0000  
**SUBJECT LAND:** 66 Carleton Street South, Thorold Plan Rolls Lot 9 NP890 891  
**APPLICANT:** Seanon Paul Morris **AGENT:** n/a

#### PURPOSE OF APPLICATION:

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

The applicant is proposing the construction of an accessory structure for the purpose of a garage on the ground floor and a second dwelling unit on the second floor, 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 3 – General Regulations, Table 3.1: Accessory Building or Structure Requirements – To permit a maximum height for an accessory structure within the residential zone of 7.6 metres whereas the bylaw permits a maximum of 4.5 metres; and
- Part 3 – General Regulations, Section 3.21: Second Dwelling Units – To permit a second dwelling unit with a gross floor area of 59% of the principal dwelling unit gross floor area whereas the bylaw permits a second dwelling unit with a gross floor area of a maximum of 40% of the principle dwelling unit gross floor area.

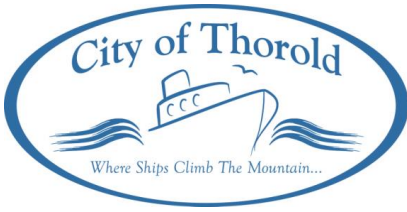
This application was heard at a Public Hearing of this Committee held on April 18, 2024 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, as follows:

**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 – D13-06-2024 – 66 CARLETON STREET SOUTH, THOROLD**

**The last day for appeal of this decision is May 8, 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:** April 18, 2024

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

**Last date to file a notice of appeal:** May 8, 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