

## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – JUNE 20, 2024

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

**FILE NO.:** D13-15-2024 **ROLL NO:** 2731 000 018 00600 0000  
**SUBJECT LAND:** 1040 Thorold Stone Road, Thorold  
Thorold Pt Twp Lot 25  
**APPLICANT:** 2404676 Ontario Limited  
**AGENT:** n Architecture Inc.

#### PURPOSE OF APPLICATION:

The subject lands are designated Rural Highway Commercial and are subject to the North-East Gateway Policy overlay in the City of Thorold Official Plan, and zoned Highway Commercial (C5) in accordance with Part 7 – Commercial Zones of the City of Thorold comprehensive Zoning Bylaw 60-2019.

The applicant is proposing the construction of the second phase of a commercial development (Thorold Gateway Centre), which is proposing to construct two (2) new structures which include two (2) stand alone and two (2) drive-thru restaurants, as shown on the drawing submitted. A convenience store, drive-thru restaurant and gas station currently existing on the subject lands. In order to facilitate the development as proposed, application is made for relief from the following provisions of Part 7 – Commercial Zones Table 7.3b: Lot, Building and Structure Requirements for the Neighbourhood, General, Mixed Use and Highway Commercial Zones of Bylaw 60-2019:

- To permit a minimum front yard setback of 6.42 metres whereas the bylaw requires a minimum front yard setback (east side) of 14.0 metres; and
- To permit a minimum planting/buffer strip abutting the front lot line (east side) of 1.5 metres whereas the bylaw requires a minimum planting/buffer strip abutting the front lot line of 5.0 metres.

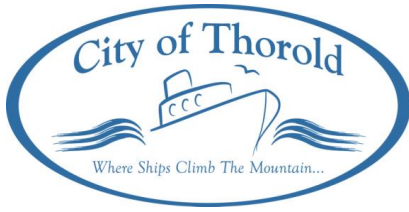
This application was heard at a Public Hearing of this Committee held on June 20, 2024 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, as follows:

**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 – D13-15-2024 – 1040 THOROLD STONE ROAD, THOROLD**

**The last day for appeal of this decision is July 10, 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: June 20, 2024**

**Date of Decision Notice: June 24, 2024**

**Last date to file a notice of appeal: July 10, 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.

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ORIGINAL SIGNED

Angela Nesbitt  
Secretary-Treasurer of the Committee of Adjustment