



COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – NOVEMBER 16, 2023

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

FILE NO.: D13-26-2023 **ROLL NO:** 2731 000 023 56001 0000
SUBJECT LAND: 7 Dobbie Road (Part 2), Thorold
Plan M42 Lot 167
APPLICANT: Terry St. Amand
AGENT: Tim Kenny

PURPOSE OF APPLICATION:

The subject lands are zoned Residential First Density R1B in accordance with Comprehensive Zoning Bylaw 2140(97). The applicant is proposing the construction of a single detached dwelling on Part 2 (proposed newly created lot through Consent d10-11-2023) as shown on the drawing submitted. In order to facilitate the development, as per Comprehensive Zoning bylaw 2140(97), the following variance from Section 8, Residential First Density R1B zone provisions is being requested:

1. Section 8, R1B, Provision 8.2(a) – To reduce the minimum lot area from 460 square metres to 355 metres.

This application was heard at a Public Hearing of this Committee held on November 16, 2023 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 – D13-26-2023 – 7 DOBBIE ROAD PART 2

The last day for appeal of this decision is December 6, 2023.

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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| 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 H. D’Angela, Member | Not in favour |
| Electronically Signed By K. Daniels, Member | Not in favour |
| Absent - P. DiPaola, Member | No vote |
| Electronically Signed By G. Ravenek, Member | In favour |

Date of Decision: November 16, 2023

Date of Decision Notice: November 20, 2023

Last date to file a notice of appeal: December 6, 2023

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