

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – JULY 18, 2024

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

FILE NO.: D13-20-2024 **ROLL NO:** 2731 000 025 14000 0000
SUBJECT LAND: 50 Hodgkins Avenue, Thorold
Plan 50 Pt Lot 35 NP684
APPLICANT: Paul White
AGENT: Nauta Home Designs

PURPOSE OF APPLICATION:

The subject lands are designated Urban Living Area and are subject to the Built Boundary overlay in the City of Thorold Official Plan and zoned Residential Two Zone (R2A) in accordance with Section 6 of the City of Thorold Comprehensive Zoning Bylaw 60-2019.

The applicant is proposing the construction of an accessory structure for the purpose of a second dwelling unit 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 lot coverage for an accessory structure within the residential zone of 17%, whereas the bylaw permits a maximum lot coverage for an accessory structure of 10%.
- Part 3 – General Regulations, Section 3.21 (c): Second Dwelling Units – To permit a second dwelling unit with a gross floor area of 48% of the principal dwelling unit gross floor area, whereas the bylaw permits a maximum of 40% of the principal dwelling unit gross floor area.

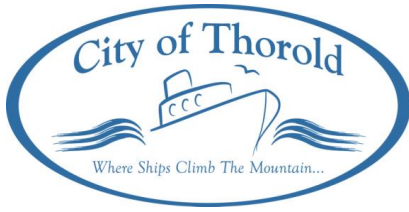
This application was heard at a Public Hearing of this Committee held on July 18, 2024 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, as follows:

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 – D13-20-2024 – 50 HODGKINS AVENUE, THOROLD

The last day for appeal of this decision is August 7, 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
Absent, P. DiPaola, Member	No vote
Electronically Signed By G. Ravenek, Member	In favour

Date of Decision:	July 18, 2024
Date of Decision Notice:	July 22, 2024
Last date to file a notice of appeal:	August 7, 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