

## MINOR VARIANCE APPLICATION

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

### NOTICE OF DECISION – February 16, 2023

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

**FILE NO.:** D13-01-2023  
**ROLL NO:** 2731 000 029 14600 0000  
**SUBJECT LAND:** 65 Bridge Street East, Thorold  
Plan M10 Lot 34  
**APPLICANT:** Owen Voelkner  
**AGENT:** Andrew Hellwig

#### PURPOSE AND EFFECT OF THE PROPOSED MINOR VARIANCE:

The subject lands are designated Urban Living Area, along with Special Policy A-4 Port Robinson East Special Policy in the City of Thorold Official Plan and are zoned Residential First Density R1C in accordance with Zoning Bylaw 2140(97). The applicant is seeking a minor variance to construct a single detached dwelling. In order to facilitate the development, as per Zoning Bylaw 2140(97), the following variance, for the exterior side yard setback reduction, from the R1C zone provisions is being requested:

1. Provision 9.2(f) – To reduce the Exterior Side Yard Setback from 4.5 metres to 2.8 metres.

#### PUBLIC

This application was heard at a Public Hearing of the Committee of Adjustment on February 16, 2023 by virtual means 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:

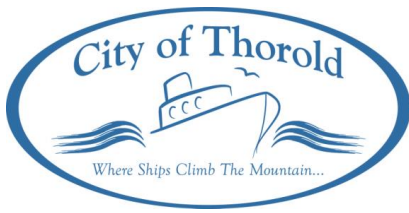
The Committee of Adjustment considered the written and oral comments and does agree with the minor variance report analysis and recommendation that this application meets the Planning Act tests for a minor variance being:

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 to file for appeal of this decision is March 8, 2023.**

**TAKE NOTICE THAT THE ABOVE DECISION** is subject to your right to appeal to the Ontario Land Tribunal and may be commenced by filing with the Secretary-Treasurer of the Committee a Notice of Appeal setting out the objection to the decision and outlining the reasons. The fee is \$400.00 and may be paid by cheque or money order payable to the Minister of Finance. Appeals must be received within twenty (20) days from the date of the decision.

**NOTE:** Only individuals, corporations and public bodies may appeal a Committee of Adjustment decision to the Ontario Land Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.



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### **NOTICE OF DECISION – D13-01-2023 – 65 BRIDGE STREET EAST**

Electronically Signed By J. Theisen, Chair/Member

Electronically Signed By T. Luciani, Member

Electronically Signed By E. Pizzo, Member

Electronically Signed By G. Jackson, Member

Electronically Signed by H. D'Angela, Member

Electronically Signed by K. Daniels, Member

Absent P. DiPaola, Member

**Date of Decision:** February 16, 2023

**Date of Decision Notice:** \_\_\_\_\_, 2023

**Last date to file a notice of appeal:** March 8, 2023

In the absence of the City of Thorold's Secretary Treasurer to the Committee of Adjustment, I, Jason Simpson, Acting Director of Planning & Development Services of the City of Thorold certify that the above is a true copy of the Decision of the Committee of Adjustment.

#### **ORIGINAL SIGNED**

*Acting Director of Planning & Development Services on behalf of  
Secretary Treasurer to the Committee of Adjustment*