

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – August 17, 2023

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

FILE NO.: D13-20-2023 **ROLL NO:** 2731 000 025 06552 0000
SUBJECT LAND: 211 & 213 Taylor Street, Thorold
Plan 656 Lots 127 and 128
APPLICANT: Habitat for Humanity Niagara
AGENT: N/A

PURPOSE OF APPLICATION:

The subject lands are zoned Residential Second Density R2 in accordance with Comprehensive Zoning Bylaw 2140(97). The applicant is seeking minor variances for the proposed construction of semi-detached dwelling units. In order to facilitate the development, as per Comprehensive Zoning Bylaw 2140(97), the following variances from Section 11, R2 zone provisions, are being requested:

1. Section 11, R2, Provision 11.2.1(c) – To reduce the front yard setback from 7.5 metres to 4.81 metres.

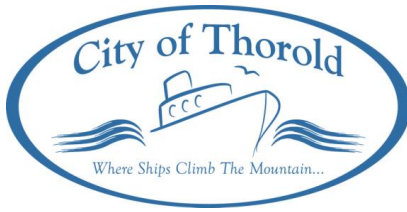
This application was heard at a Public Hearing of this Committee held on August 17, 2023 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, as follows:

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.



COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – D13-20-2023 – 211 & Taylor Street

The last day for appeal of this decision is September 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>

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	In favour
Electronically Signed By K. Daniels, Member	In favour
Absent - P. DiPaola, Member	

Date of Decision:	August 17, 2023
Date of Decision Notice:	August 21, 2023
Last date to file a notice of appeal:	September 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