



COMMITTEE OF ADJUSTMENT MINOR VARIANCE APPLICATION

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

NOTICE OF DECISION – June 15, 2023

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

FILE NO.: D13-09-2023
ROLL NO.: 2731 000 032 26900 0000
SUBJECT LAND: 23 George Street Part 1
Parts of Units 26 and 27 Plan D-3
Thorold ON
Owner: Taylor and David Flannigan
AGENT: Newcastle Communities

PURPOSE AND EFFECT OF THE PROPOSED MINOR VARIANCE:

The subject lands are designated Port Robinson East Special Policy and are part of the Urban Living Area in the City of Thorold Official Plan and are zoned Residential First Density 'R1A' in accordance with Comprehensive Zoning Bylaw 2140(97).

The applicant is proposing the retention of the existing single detached dwelling on Part 1 as shown on the drawing submitted. The minor variance requests are due to the creation of the proposed lot through Consent application D10-06-2023. In order to facilitate the development, as per Comprehensive Zoning Bylaw 2140(97), the following variances from Section 7, Residential First density R1A zone provisions are being requested:

- Section 7, R1A, Provision 7.2(a) – To reduce the minimum lot area from 550 square metres to 488 square metres; and
- Section 7, R1A, Provision 7.2(c) – To reduce the front yard setback from 7.5 metres to 6.1 metres; and
- Section 7, R1A, Provision 7.2(d) – To reduce the rear yard setback from 7.5 metres to 3.35 metres.

PUBLIC

This application was heard at a Public Hearing of the Committee of Adjustment on June 15, 2023 by hybrid 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 July 5, 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.



**COMMITTEE OF ADJUSTMENT
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NOTICE OF DECISION – D13-09-2023 – 23 GEORGE STREET PART 1

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.

Electronically Signed By J. Theisen, Chair/Member

Absent - 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

Electronically Signed By P. DiPaola, Member

Date of Decision: June 15, 2023

Date of Decision Notice: June 20, 2023

Last date to file a notice of appeal: July 5, 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 to the Committee of Adjustment