

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – March 20, 2025

In the matter of an application for a Minor Variance by:

FILE NO.: D13-08-2025
ROLL NO: 2731 000 026 15600 0000
SUBJECT LAND: 2248 Centre Street, Thorold
Plan M28 Lot 53 PT Lot 52 And
RP 59R2859 Parts 1 and 2
RP 59R4565 Part 1
APPLICANT: Lally Holdings Ltd
AGENT: Cam Lang

PURPOSE OF APPLICATION:

The subject lands are designated Urban Living Area, within the Urban Area Boundary and Built Boundary in the City of Thorold Official Plan (2016) and are zoned Residential Three Zone R3D in accordance with the City of Thorold's Comprehensive Zoning Bylaw 60-2019.

The applicant is seeking a Minor Variance to permit an adjustment in the required front yard setback to the private garages on the two end units adjacent to Centre St. This is to allow for design improvements on all 10 units with separate entrances to accommodate accessory dwelling units in each unit basement. The proposed variance will reduce the required setback from 6.0 m to 4.0 m as per Part 6.3.5 of the Comprehensive Zoning Bylaw 60-2019.

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.

The last day for appeal of this decision is April 15, 2025.

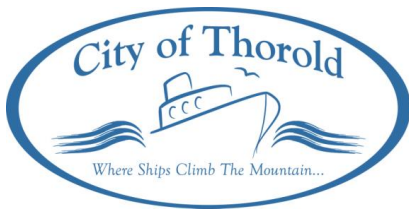
Notice of appeal must be filed with the Secretary Treasurer for the City of Thorold Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal (OLT). <https://olt.gov.on.ca/appeals-process/fee-chart/>

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

Electronically Signed By E. Pizzo, Member

Electronically Signed By G. Jackson, Member

Electronically Signed By G. Ravenek, Member

Electronically Signed By K. Daniels, Member

Electronically Signed By P. DiPaola, Member

Date of Decision: March 20, 2025

Date of Decision Notice: March 26, 2025

Last date to file a notice of appeal: April 15, 2025

I, Conor Warren, 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

Conor Warren

Secretary-Treasurer of the Committee of Adjustment