

## COMMITTEE OF ADJUSTMENT

Department of Planning and Building Services  
3540 Schmon Parkway, P.O. Box 1044  
Thorold, ON L2V 4A7  
905-227-6613 ext. 252

November 16, 2023

**TO:** Chairperson and Members of the Committee of Adjustment

**SUBJECT:** Minor Variance Application D13-28-2023  
Block 28 Registered Plan 59M-512, Thorold, Ontario  
Roll #2731 000 023 35489 0000

**PROPOSAL:** An application has been submitted for a minor variance to permit the construction of five (5) townhouse units. The variances requested are:

1. Relief from Section 48.2, RM-R3-9 Provision (h) to permit a maximum lot coverage of 60% rather than 55%.
2. Relief from Section 48.2, RM-R3-9 Provision (b) to decrease the minimum lot frontage for the end townhouse units from 7.5 metres to 7.4 metres for unit A and 7.3 metres for Unit E.

**RECOMMENDATION:**

1. THAT, the Minor Variance applications to permit an increase in lot coverage from 55% to 60% and a reduction in lot frontage from 7.5 m to 7.4 metres for Unit A and 7.3 metres for Unit E **BE APPROVED**.

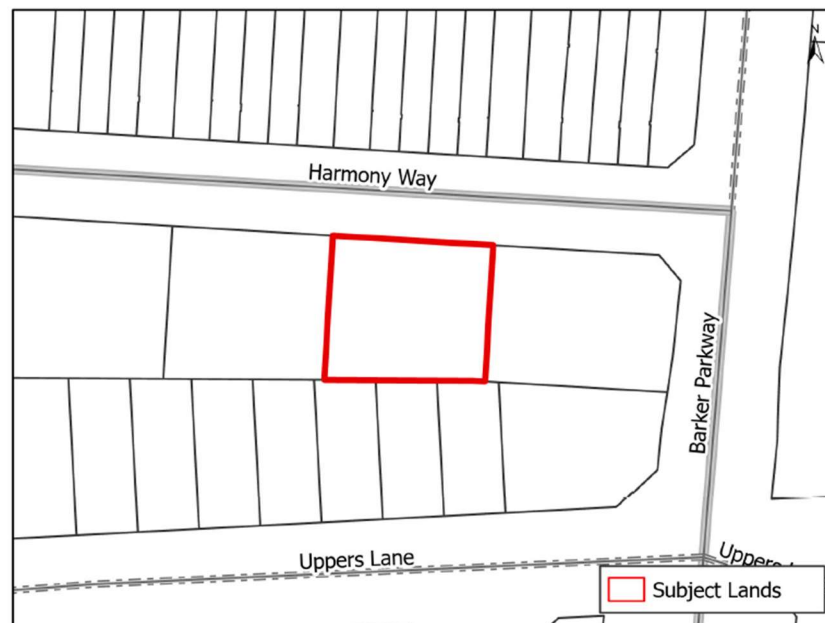


Figure 1: Location Map

Site Description

The subject lands are located on the south side of Harmony Way at the intersection of Barker Parkway and north of Upper's Lane and the block was registered as part of the Rolling Meadow's Phase 16 Draft Plan of Subdivision Plan 59M 449.

Background

The subject lands were created through the registration of Rolling Meadows, Phase 16, and were concurrently zoned as RM-R3-09 under Zoning By-law 2140-97. Site-specific R3B-69 Zoning under the new 60-2019 Zoning By-law was also passed however, at the time of this submission, the lands remain subject to the 2140-97 Zoning By-law as the new by-law was not in force and effect. The lands are designated as Residential within the Neighbourhoods of Rolling Meadows Secondary Plan. The Official Plan and Zoning regulations permit the development of the subject lands with street-townhouse dwellings.

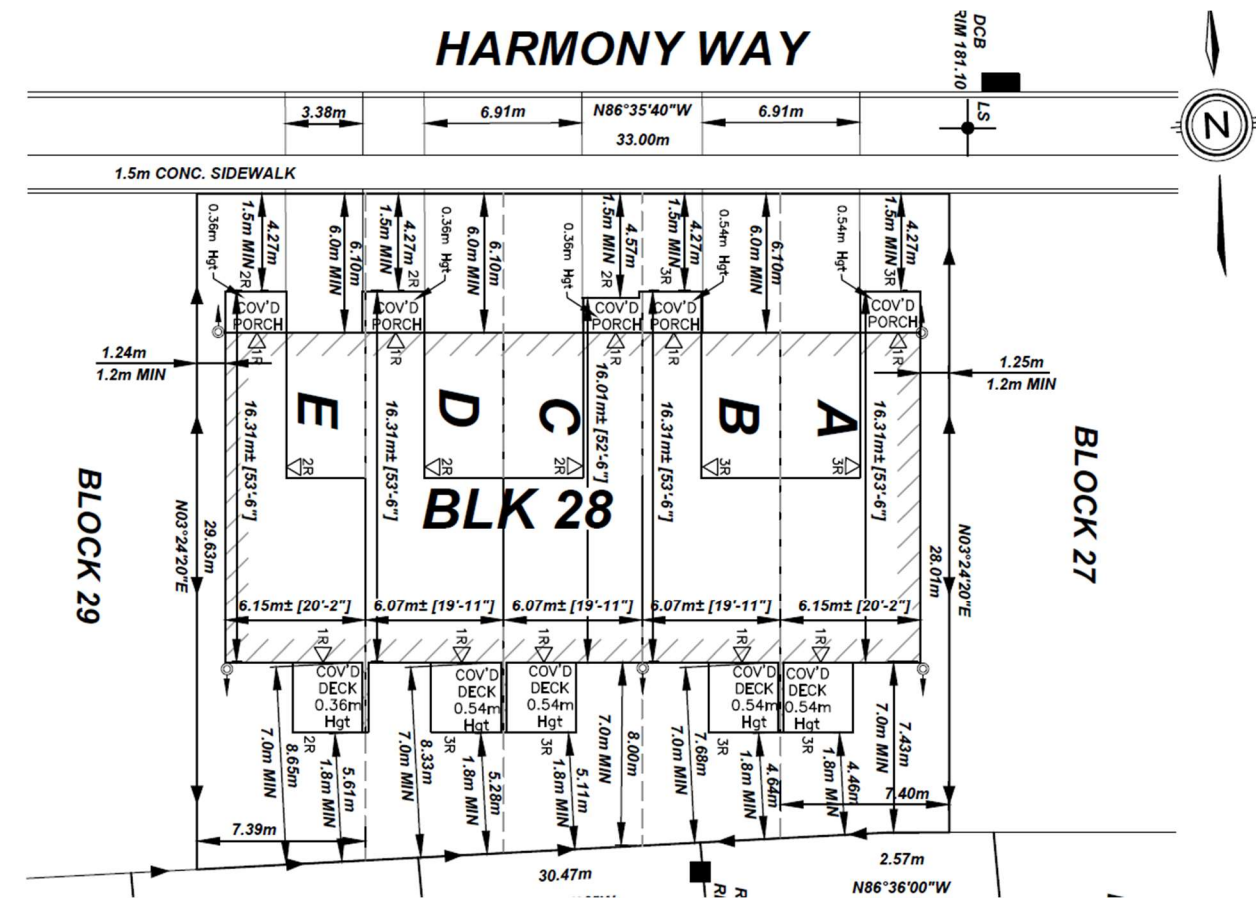


Figure 2: Site Plan

## **MINOR VARIANCE PLANNING ANALYSIS:**

### **Is the general intent and purpose of the Official Plan maintained?**

The property is designated as Residential within the Neighbourhoods of Rolling Meadows Secondary Plan. The Residential designation is intended to permit a variety of housing forms including street townhouse dwellings. The minor adjustment to lot coverage and frontage is not anticipated to have any adverse impact to the neighbourhood.

Therefore it is staff's opinion that the general intent of the Official plan has been maintained.

### **Is the general intent and purpose of the Zoning By-law maintained?**

The subject property is zoned RM-R3-09 in the City of Thorold's Zoning By-law 2140 (97), and is intended for townhouse development. The zoning permits street townhouse dwellings. Lot coverage provisions require a maximum of 55% lot coverage in order that sufficient amenity space parking, drainage, and appropriate scale of buildings can be accommodated for each townhouse unit. The lot width provisions provide that 7.5 metres is required for end units however, provision of wider than minimum interior units results in less availability of land for the end units. The proposed buildings meet all other provisions of the zoning bylaw and exceed minimum landscape open space requirements by 10%, thereby ensuring adequate amenity and drainage space will be accommodated on each lot.

Therefore, it is our opinion that the proposed development meets the general intent of the zoning bylaw.

### **Are the variances appropriate for the development of the land?**

The variances are required to facilitate the construction of a street townhouse development that was approved as a block within a registered plan of subdivision. The use of the property for street townhouses is permitted and the proposed design does not create any adverse effects.

As such, staff is of the opinion that the requested variance is appropriate for the development of the land.

### **Are the variances minor?**

The variance is requesting an increase in lot coverage from 55% to 60% as illustrated in the attached Site Plan provided as Figure 2. The proposed increase in lot coverage and minor adjustment in lot width for end units, while maintaining all other requirements of the zoning regulations applying to the property, will allow for the development of five (5) street townhouses that are an appropriate scale and have no adverse effects on adjacent lands or within the existing block.

As such, staff is of the opinion that the requested variance is minor.

**FINANCIAL IMPLICATIONS:**

There are no financial implications associated with this application.

The application was circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands. The application was also circulated to internal departments and external agencies for comments, which are summarized below.

**PUBLIC COMMENTS:**

No public comments have been received at the time of writing of this report.

**AGENCY COMMENTS:**

Building Division

- No comments or concerns.

Bell Canada

- No comments or concerns.

Cogeco

- No comments or concerns.

Engineering Division

- No comments or concerns.

Hydro One

- No comments or concerns.

MTO

- No comments or concerns.

Tax Division

- No comments or concerns.

Niagara Region

- No comments or concerns

**PREPARED BY:**



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**REVIEWED AND SUBMITTED BY:**



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