

## COMMITTEE OF ADJUSTMENT

Development Services Department  
8 Carleton Street South  
Thorold, ON L2V 5C2  
905-227-6613

### NOTICE OF DECISION – May 15, 2025

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

**FILE NO.:** D13-07-2025  
**ROLL NO:** 2731 000 030 04400 0000  
**SUBJECT LAND:** 1400 Egerter Road, Thorold  
Pt TWP Lot 204 Plan M9 Lot 23, Thorold, ON

**APPLICANT:** Nicholas Klammer  
**AGENT:** N/A

#### PURPOSE OF APPLICATION:

The applicant is requesting a Minor Variance for expansion of a legal non-conforming residential use to allow for the construction of two building additions of 47.4 and 71.5 square metres respectively to an existing 2-storey dwelling with an additional minimum required front yard setback of 5.5 metre, whereas the OS2 Zone has no minimum setback specified as no new buildings or expansions to buildings are permitted in the zone.

The subject lands are zoned Open Space Conservation OS2, Environmental Protection Two (EP2), and Environmental Protection One (EP1) in the City of Thorold Comprehensive Zoning By-law No. 60-2019.

The subject lands are designated Greenfield Area within the Urban Boundary Area and Environmental Protection Two and Open Space and Parks in the City of Thorold Official Plans (2022 and 2016) respectively.

**DECISION: GRANTED WITH CONDITIONS – SEE SCHEDULE “A”**

#### 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 June 4, 2025.**

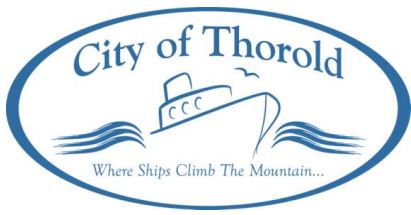
Notice of appeal must be filed with the Secretary Treasurer for the City of Thorold Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal (OLT). <https://olt.gov.on.ca/appeals-process/fee-chart/>

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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### **NOTICE OF DECISION – D13-07-2025 – 1400 Egerter Road**

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

Absent - K. Daniels, Member

Electronically Signed By P. DiPaola, Member

**Date of Decision:** May 15, 2025

**Date of Decision Notice:** May 22, 2025

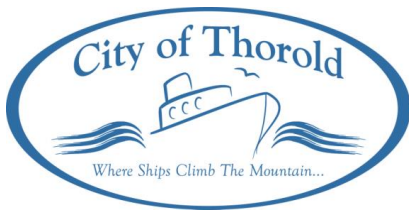
**Last date to file a notice of appeal:** June 04, 2025

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

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Conor Warren  
Secretary-Treasurer of the Committee of Adjustment



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### **SCHEDULE "A" TO NOTICE OF DECISION D13-07-2025 – 1400 EGERTER ROAD**

#### **Conditions:**

1. That a new septic system be installed on the property to service the proposed development, which meets all Ontario Building Code requirements. Further, that a permit for the new system shall be applied for and obtained from Niagara Region prior to installation.
2. That a Tree Preservation Plan (TPP) be submitted to Niagara Region for review and approval which includes appropriate mitigation measures to protect the adjacent Significant Woodland adjacent to the proposed additions. The TPP should be prepared in accordance with Region's Woodland Conservation By-law (By-law 20-79).