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

NOTICE OF DECISION – OCTOBER 17, 2024

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

FILE NO.:	**D13-25-2024**	**ROLL NO:**	**2731 000 002 02500 0000**
SUBJECT LAND:	**20 Regent Street, Thorold**		
	Plan 11 Pt Lot 35 Pt Lot 36		
APPLICANT:	**Todd Lamothe**		
AGENT:	**Quartek Group Inc.**		

PURPOSE OF APPLICATION:

The subject lands are designated Downtown Transitional and are subject to the Urban Area Boundary, Centre Community Improvement Area and Built Boundary overlays in the City of Thorold Official Plan and zoned Residential One (R1D) in accordance with Zoning Bylaw 60-2019 Part 6 – Residential Zones.

The applicant is proposing the construction of semi-detached dwelling on Part 1 (proposed newly created lot through Consent D10-16-2024) as shown on the drawing submitted. In order to facilitate the development as proposed, application is made for relief from the following provision of Bylaw 60-2019 for Part 1:

- Part 6 – Residential Zones, Table 6.3.c – Lot, Building and Structure Requirements for Residential R1D Zone – Minimum Lot Area: Dwelling, Semi-Detached – To permit a minimum lot area of 352 square metres whereas the bylaw requires a minimum lot area of 400 square metres (200 square metres per unit).

This application was heard at a Public Hearing of this Committee held on October 17, 2024 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.

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NOTICE OF DECISION – D13-25-2024 – 20 REGENT STREET, THOROLD

The last day for appeal of this decision is November 6, 2024.

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 K. Daniels, Member	In favour
Absent - P. DiPaola, Member	No vote
Electronically Signed By G. Ravenek, Member	In favour

Date of Decision:	**October 17, 2024**
Date of Decision Notice:	**October 22, 2024**
Last date to file a notice of appeal:	**November 6, 2024**

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