



COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – August 26, 2025

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

FILE NO.: D13-11-2025
ROLL NO: 2731 000 011 02300 0000
SUBJECT LAND: 60 Patricia Street, Thorold
PLAN 21 LOT 112 LOT 113 NP907
APPLICANT: 1000592604 Ontario Ltd.
AGENT: Zachary Soccio-Marandola

PURPOSE OF APPLICATION:

The applicant is seeking a Minor Variance to facilitate the proposed semi-detached residential unit on Part 1 (retained lot). To facilitate the proposed development, the application is requesting relief from the following provisions of the Comprehensive Zoning By-Law (60) 2019:

- To permit a reduction in minimum lot frontage from 7.0 m to 5.3 m; and
- To permit a reduction in minimum lot area from 200 m² to 169 m².

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 September 10, 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>

NOTICE OF DECISION – D13-11-2025 – 60 Patricia Street Part 1

Electronically Signed By J. Theisen, Chair/Member In favour

Electronically Signed By E. Pizzo, Member In favour

