

## 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 D13-27-2023  
Block 27 Registered Plan 59M-512, Thorold, Ontario  
Roll #2731 000 024 35489 0000

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

1. Relief from Section 48.2, RM-R3-9 Provision (h) to permit a maximum lot coverage of 60% rather than 55%.

### RECOMMENDATION:

1. THAT, the Minor variance application to permit an increase in lot coverage from 55% to 60%, **BE APPROVED**.

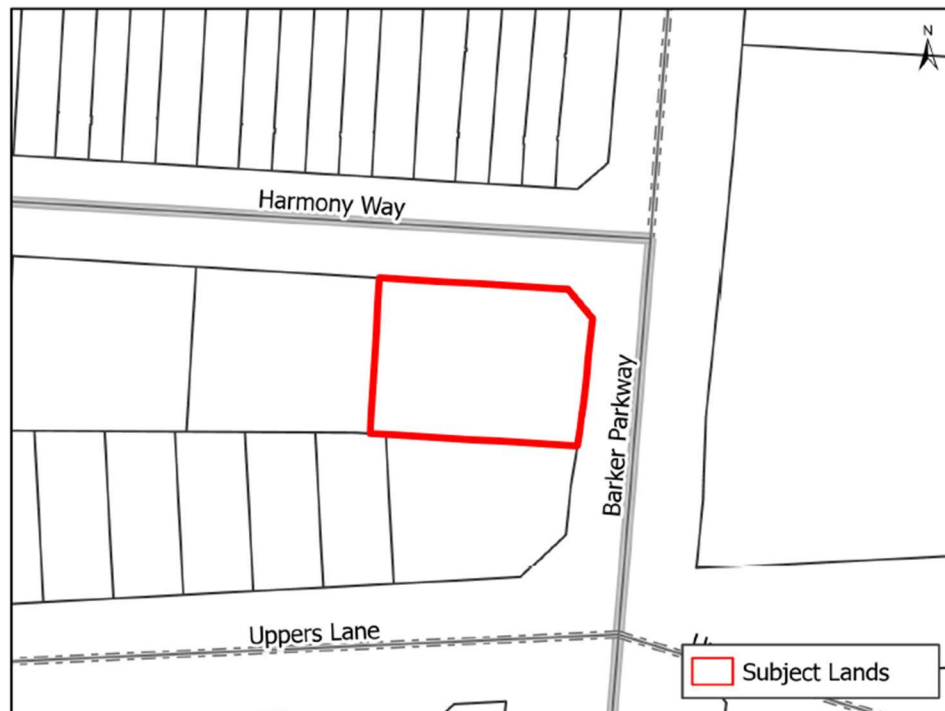


Figure 1: Location Map



## **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. Therefore it is our opinion that the proposed development meets the general intent of the City of Thorold Official Plan.

### **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), approved as part of the Plan of Subdivision approval process and prior to final site design of the block intended for townhouse development. The zoning permits street townhouse dwellings. Lot coverage provisions require that a maximum of 55% lot coverage be provided in order that sufficient amenity space, parking, drainage, and appropriate scale of buildings can be accommodated. The proposed buildings meet all other provisions of the zoning bylaw and exceed the minimum landscape open space requirements by 10%, thereby ensuring adequate amenity and drainage space will be accommodated within the block.

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

### **Are the variance 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 to the neighbourhood.

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

### **Are the variance 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, 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

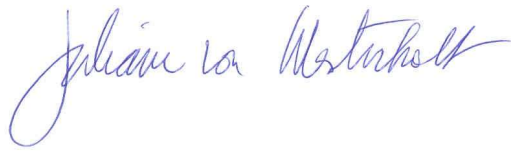
**PREPARED BY:**



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**REVIEWED AND SUBMITTED BY:**



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