

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – AUGUST 15, 2024

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

FILE NO.: D13-22-2024 **ROLL NO:** 2731 000 007 06000 0000
SUBJECT LAND: 11 Front Street South, Thorold
Plan George Keefer Pt Lot 55
APPLICANT: Lally Holdings Ltd. (c/o John Lally)
AGENT: Cam Lang

PURPOSE OF APPLICATION:

The subject lands are designated Downtown Commercial, and are subject to Urban Area Boundary, Downtown Community Improvement Area, Centre Community Improvement Area, and Built Boundary overlays in the City of Thorold Official Plan and zoned Downtown Main Street (C1) in accordance with Part 7 – Commercial Zones of the City of Thorold Comprehensive Zoning Bylaw 60-2019.

The applicant is proposing the construction of a 3 storey, 9 unit apartment building to the rear of the existing 2 storey commercial/residential building on the property as shown on the drawing submitted. In order to facilitate the development as proposed, application is made for relief from the following provision of Part 6 – General Regulations, Section 6.15 – Parking Space Requirements of Bylaw 2140(97):

- Section 6.15.1(1) Use – apartment building containing not more than 15 dwelling units – To reduce the required number of parking spaces required for the existing and proposed buildings to 3 spaces whereas the bylaw requires 17.

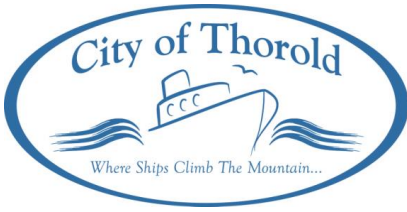
This application was heard at a Public Hearing of this Committee held on August 15, 2024 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, as follows:

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 – D13-22-2024 – 11 FRONT STREET SOUTH, THOROLD

The last day for appeal of this decision is September 4, 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
Electronically Signed By P. DiPaola, Member	In favour
Electronically Signed By G. Ravenek, Member	In favour

Date of Decision:	August 15, 2024
Date of Decision Notice:	August 19, 2024
Last date to file a notice of appeal:	September 4, 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