

## MINOR VARIANCE APPLICATION

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

### NOTICE OF DECISION – April 20, 2023

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

**FILE NO.:** D13-02-2023  
**ROLL NO:** 2731 000 023 01620 0000  
**SUBJECT LAND:** Beaverdams Road  
THOROLD PT TWP LOT 32  
RP 59R16473 PART 1  
**Owner:** Downing Street (Phase IV Lands) Inc.  
**AGENT:** LANDx Developments c/o Tim Collins

#### PURPOSE AND EFFECT OF THE PROPOSED MINOR VARIANCE:

The subject lands are designated General Industrial in the City of Thorold Official Plan and are zoned General Industrial 'M2' in accordance with the City of Thorold's Comprehensive Zoning By-law 60-2019.

The applicant is seeking a minor variance to satisfy a condition of a consent application. On January 24, 2022, the applicants were granted a conditional severance for the subject lands through file D10-01-2022. This decision had the following condition, which the applicants are now applying to satisfy:

- Condition 5 - That the applicant obtain minor variance approval from the Committee of Adjustment from Section 8.3 in Zoning By-law 60-2019 for reduction of minimum lot frontage.

Therefore, this application **D13-02-2023** proposes the following variance for a 'M2' zone:

- Provision 8.3 – To reduce the minimum lot frontage from 45.0 m to 12.05 m.

#### PUBLIC

This application was heard at a Public Hearing of the Committee of Adjustment on April 20, 2023 by hybrid means 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:

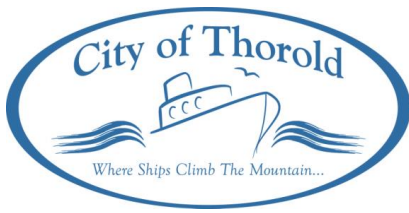
The Committee of Adjustment considered the written and oral comments and does agree with the minor variance report analysis and recommendation that this application meets the Planning Act tests for a minor variance being:

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 to file for appeal of this decision is May 10, 2023.**

**TAKE NOTICE THAT THE ABOVE DECISION** is subject to your right to appeal to the Ontario Land Tribunal and may be commenced by filing with the Secretary-Treasurer of the Committee a Notice of Appeal setting out the objection to the decision and outlining the reasons. The fee is \$400.00 and may be paid by cheque or money order payable to the Minister of Finance. Appeals must be received within twenty (20) days from the date of the decision.

**NOTE:** Only individuals, corporations and public bodies may appeal a Committee of Adjustment decision to the Ontario Land Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.



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\_\_\_\_\_  
Electronically Signed By J. Theisen, Chair/Member

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Absent - T. Luciani, Member

\_\_\_\_\_  
Electronically Signed By E. Pizzo, Member

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Electronically Signed By G. Jackson, Member

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Electronically Signed by H. D'Angela, Member

\_\_\_\_\_  
Electronically Signed by K. Daniels, Member

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Absent - P. DiPaola, Member

**Date of Decision:** April 20, 2023

**Date of Decision Notice:** April 20, 2023

**Last date to file a notice of appeal:** May 10, 2023

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**

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*Angela Nesbitt, Secretary Treasurer to the Committee of Adjustment*