



## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – NOVEMBER 16, 2023

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

**FILE NO.:** D13-28-2023 **ROLL NO:** 2731 000 023 35490 0000  
**SUBJECT LAND:** 53, 55, 57, 59, 61 Harmony Way, Thorold  
RP 59M512 Block 28  
**APPLICANT:** Rolling Meadows Land Development Corp.  
**AGENT:** Upper Canada Consultants, Ethan Laman

#### PURPOSE OF APPLICATION:

The subject lands are zoned Residential Third Density RM-R3-9 in accordance with Bylaw 2021-100 being a bylaw to amend Comprehensive Zoning Bylaw 2140(97). The applicant is proposing the construction of a five (5) unit townhouse dwelling. In order to facilitate the development, as per Bylaw 2021-100 amending Comprehensive Zoning bylaw 2140(97), the following variances from Section 48.2, Rolling Meadows – Residential Third Density RM-R3-9 zone provisions are being requested:

1. Section 48.2, RM-R3-9, Provision (b) – To decrease the minimum lot frontage for the end townhouse units from 7.5 metres to 7.40 metres for Unit A and to 7.39 metres for Unit E; and
2. Section 48.2, RM-R3-9, Provision (h) – To increase the maximum lot coverage for the interior townhouse units from 55% to 60%.

This application was heard at a Public Hearing of this Committee held on November 16, 2023 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 – D13-28-2023 – 53, 55, 57, 59, 61 HARMONY WAY (BLOCK 28)**

**The last day for appeal of this decision is December 6, 2023.**

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 H. D’Angela, 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:** November 16, 2023

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

**Last date to file a notice of appeal:** December 6, 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 of the Committee of Adjustment