

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – July 20, 2023

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

FILE NO.: D13-12-2023 **ROLL NO:** 2731 000 025 00350 0000
SUBJECT LAND: Mary Street (vacant land), Thorold
Plan 656 Lots 86 to 88
APPLICANT: Habitat for Humanity
AGENT: LandPro Planning Solutions Inc., Adam Moote

PURPOSE OF APPLICATION:

The subject lands are zoned Residential Second Density R2 Zone. The applicant proposes to construct a four (4) unit townhome. In order to facilitate the development, as per the Comprehensive Zoning By-Law 2140 (97), the following variances to the R2 zone provisions are being requested:

1. Provision 11.1 - To include townhomes to the permitted uses; and
2. Provision 11.2.1(a)(ii) - To reduce the minimum lot area from 360 square metres to 182.8 square metres for Parts 1, 2 and 3; and
3. Provision 11.2.1(a)(ii) - To reduce the minimum lot area from 360 square metres to 287.4 square metres for Part 4; and
4. Provision 11.2.1(b)(i) - To reduce the minimum lot frontage from 18 metres to 6 metres for Parts 1, 2 and 3; and
5. Provision 11.2.1(b)(i) - To reduce the minimum lot frontage from 18 metres to 9.43 metres for Part 4.

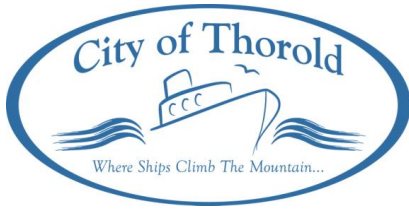
This application was heard at a Public Hearing of this Committee held on July 20, 2023 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, as follows:

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 – D13-12-2023 – Mary Street Lot 86 to 88

The last day for appeal of this decision is August 9, 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
Absent - T. Luciani, Member	
Electronically Signed By E. Pizzo, Member	In favour
Electronically Signed By G. Jackson, Member	In favour
Electronically Signed By H. D’Angela, Member	Opposed
Electronically Signed By K. Daniels, Member	Opposed
Electronically Signed By P. DiPaola, Member	In favour

Date of Decision:	July 20, 2023
Date of Decision Notice:	July 25, 2023
Last date to file a notice of appeal:	August 9, 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

Angela Nesbitt
Secretary-Treasurer of the Committee of Adjustment