

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – JUNE 20, 2024

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

FILE NO.: D13-16-2024 **ROLL NO:** 2731 000 024 35491 0000
SUBJECT LAND: 45 – 53 Harmony Way, Thorold
RP 59M512 Block 29
APPLICANT: Rolling Meadows Land Development Corp.
AGENT: Upper Canada Consultants

PURPOSE OF APPLICATION:

The subject lands are designated Urban Living Area and are subject to the Urban Area Boundary and Greenfield Overlays in the City of Thorold Official Plan, and zoned Site Specific Residential Third Density (R3B-69(H)) in accordance with Bylaw 2021-101 being a bylaw to amend Comprehensive Zoning Bylaw 60-2019. Bylaw 93-2022 further amended Bylaw 60-2019 to remove the Holding 'H' Symbol, changing the zoning on the lands to R3B-69.

The applicant is proposing the construction of a five (5) unit street-townhouse structure as shown on the drawing submitted. In order to facilitate the development, as per bylaw 2021-101 amending Comprehensive Zoning Bylaw 60-2019, the following variances from the R3B-69 zone provisions are being requested:

- To decrease the minimum lot frontage for the end townhouse units from 7.5 metres to 7.39 metres for Unit A (53 Harmony Way) and for Unit E (45 Harmony Way); and
- To increase the maximum lot coverage for the interior townhouse unit B (51 Harmony Way) from 55% to 57%.

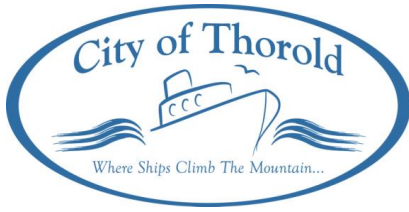
This application was heard at a Public Hearing of this Committee held on June 20, 2024 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, as follows:

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 – D13-16-2024 – 45 – 53 HARMONY WAY, BLOCK 29, THOROLD

The last day for appeal of this decision is July 10, 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: June 20, 2024

Date of Decision Notice: June 24, 2024

Last date to file a notice of appeal: July 10, 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