

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – JANUARY 25, 2024

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

FILE NO.: D13-01-2024 **ROLL NO:** 2731 000 030 11100 0000
SUBJECT LAND: 1201 Egerter Road, Thorold
Pt Twp Lot 214 BF PT RD RP59R2665
APPLICANT: E. S. Fox Limited
AGENT: Raimondo+Associates Architects Inc.

PURPOSE OF APPLICATION:

The subject lands are designated Open Space/Environmental and Employment/Commercial in the City of Thorold Official Plan and zoned Future Development FD, Environmental Protection One EP1 and Environmental Protection Two EP2 in accordance with Zoning Bylaw 60-2019, Part 11 – Environmental Zones and Part 12 – Other Zones.

The applicant is proposing the construction of an 814 square metre addition to the existing Industrial Manufacturing facility as shown on the drawing submitted. In order to facilitate the development, as per Zoning Bylaw 60-2019, the following variance from Part 12 – Other Zones zone provisions is being requested:

- Bylaw 60-2019, FD – Future Development – To permit an 814 square metre addition to the existing Industrial Manufacturing building.

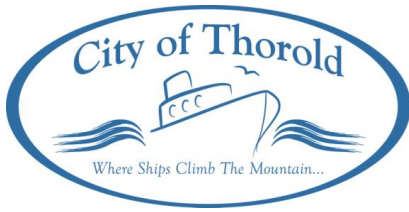
This application was heard at a Public Hearing of this Committee held on January 25, 2024 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45 of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, as follows:

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 – D13-02-2024 – 1201 EGERTER ROAD, THOROLD

The last day for appeal of this decision is February 14, 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:	January 25, 2024
Date of Decision Notice:	January 30, 2024
Last date to file a notice of appeal:	February 14, 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