

COMMITTEE OF ADJUSTMENT

Development Services Department
8 Carleton Street South
Thorold, ON L2V 5C2
905-227-6613

NOTICE OF DECISION – August 20, 2026

FILE NO.: D13-08-2026
ROLL NO:2731 000 026 07392 0000
SUBJECT LAND: 69 Cresthaven Heights, Thorold
PLAN 59M513 LOT 91
APPLICANT: Maran Chelliah & Rukmany Maran
HEARING DATE: Thursday, August 20, 2026 at 9:30 am

In the Matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13, and in the Matter of an Application for Minor Variance.

PURPOSE OF APPLICATION:

The applicant is seeking a Minor Variance to bring an existing platform structure (an elevated deck) expansion into compliance and to facilitate the issuance of a building permit. The applicant is requesting relief from the following provisions of the Comprehensive Zoning By-Law (60) 2019: To reduce the minimum lot area for an end unit of a street townhouse dwelling from 255 square metres to 195 square metres (Table 6.3.b of the Comprehensive Zoning By-law (60) 2019).

- To permit a platform structure having a height of 1.2 metres or greater to be located 3.5 metres from the rear lot line, whereas a minimum setback of 4.5 metres is required by Table 3.5 of Section 3.26 of Zoning By-law 60-2019.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. Having regard to the requirements of Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, as amended. In so doing,

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application be Approved with a Condition

Subject to the following condition:

1. That the requested relief from the minimum rear yard setback shall only apply to the existing platform structure in the existing configuration and location as shown on Figure 2 of this report.

REASONS:

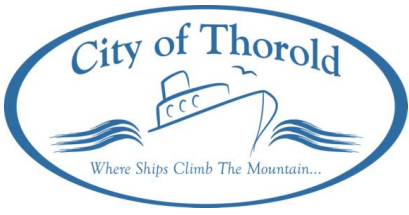
The Committee of Adjustment considered the written and oral comments and agrees with the Minor Variance report analysis and recommendation that this application meets the Planning Act tests for Minor Variance being:

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.

The last day for appeal of this decision is September 9, 2026.

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



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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>

NOTICE OF DECISION – D13-08-2026 – 69 Cresthaven Heights

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 P. DiPaola, Member	Absent
Electronically Signed By G. Ravenek, Member	In favour

Date of Decision: August 20, 2026
Date of Decision Notice: August 24, 2026
Last date to file a notice of appeal: September 9 2026

I, David Schoenholz, 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

David Schoenholz
Secretary-Treasurer of the Committee of Adjustment