



## MINOR VARIANCE APPLICATION

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

### NOTICE OF DECISION – JANUARY 21, 2021

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

FILE NO.: D13-02-2021  
ROLL NO: 2731 000 026 14200 0000  
SUBJECT LAND: 170 CLARA STREET, Thorold, PLAN 22 LOT 22 NP656  
APPLICANT: LUZ CHICAS  
AGENT: N/A

#### PURPOSE OF APPLICATION:

The subject lands are designated Urban Living Area in the City of Thorold Official Plan and zoned Residential First Density (R1D) in accordance with Comprehensive Zoning Bylaw 2140(97). The applicant is proposing the construction of a sunroom addition to the existing single detached dwelling as shown on the drawing submitted. In order to facilitate the development and to recognize existing zoning deficiencies for the existing **lot and single detached dwelling**, as per Comprehensive Zoning Bylaw 2140(97), the following variances are being requested:

**Existing lot and single detached dwelling:** Section 10.2 R1D zone provisions:

1. Provision (a) – To reduce the minimum Lot Area from 250 square metres to 242.5 square metres;
2. Provision (e) – To reduce the interior side yard setback from 1.2 metres to 0.8 metres;

**Proposed Addition to single detached dwelling:** Section 10.2 R1D zone provisions:

3. Provision (d) – To decrease the rear yard setback from 7.5 metres to 5.65 metres; and
4. Provision (e) – To decrease the interior side yard setback from 1.2 metres to 0.85 metres.

This application was heard at a Public Hearing of the Committee of Adjustment on January 21, 2021 by virtual means 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.

**The last day to file for appeal of this decision is February 10, 2021.**

**TAKE NOTICE THAT THE ABOVE DECISION** is subject to your right to appeal to the Local Planning Appeal Tribunal and may be commenced by filing with the Secretary-Treasurer of the Committee a Notice of Appeal setting out the objection to the decision and outlining the reasons. The fee is \$300.00 for the first application to be appealed and \$25.00 for each additional related appeal and may be paid by cheque or money order payable to the Minister of Finance. Appeals must be received within twenty (20) days from the date of the decision.

**NOTE:** Only individuals, corporations and public bodies may appeal a Committee of Adjustment decision to the Local Planning Appeal Tribunal. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.



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### NOTICE OF DECISION – D13-02-2021 – 170 CLARA STREET

Electronically Signed By J. Theisen  
Chair/Member

Electronically Signed By G. Ravenek  
Member

Electronically Signed By E. Pizzo  
Member

Electronically Signed By G. Jackson  
Member

Electronically Signed by H. D'Angela  
Member

<b>Date of Decision:</b>	<b>JANUARY 21, 2021</b>
<b>Date of Decision Notice:</b>	<b>JANUARY 25, 2021</b>
<b>Last date to file a notice of appeal:</b>	<b>FEBRUARY 10, 2021</b>

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 Thorold City Council:

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Angela Nesbitt  
Secretary-Treasurer of the Committee of Adjustment