

MINOR VARIANCE APPLICATION

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

NOTICE OF DECISION – MARCH 17, 2022

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

FILE NO.: D13-09-2022
ROLL NO: 2731 000 023 07400 0000
SUBJECT LAND: 62 Marlatts Road, Thorold
Thorold Town Plan Lot 50
APPLICANT: Jacob TeDesco
AGENT: James Federico & Associates

PURPOSE OF APPLICATION:

The subject lands are designated Urban Living Area in the City of Thorold Official Plan and are zoned Residential First Density R1C in accordance with Comprehensive Zoning Bylaw 2140(97). The applicant is proposing the construction of a single detached dwelling as shown on the drawing submitted. In order to facilitate the development, as per Comprehensive Zoning By-Law 2140 (97), the following variances to the R1C zone are being requested:

Bylaw 2140(97) – Section 9 Residential First Density R1C Zone:

1. Provision 9.2(e) Interior Side Yard Setback – To reduce the Interior Side Yard Setback from 1.2 metres to 0.9 metres;
2. Provision 9.2(f) Exterior Side Yard Setback – To reduce the Exterior Side Yard Setback from 4.5 metres to 0.19 metres; and
3. Provision 9.2(g) Maximum Lot Coverage – To increase the Maximum Lot Coverage from 45% to 47.1%.

This application was heard at a Public Hearing of the Committee of Adjustment on March 17, 2022 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:

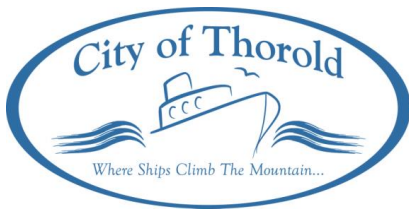
The Committee of Adjustment considered the written and oral comments and agrees with the minor variance report analysis and recommendation that this application meets the Planning Act tests for minor variance being:

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 April 6, 2022.

TAKE NOTICE THAT THE ABOVE DECISION is subject to your right to appeal to the Ontario Land 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 \$400.00 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 Ontario Land 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 – D13-09-2022 – 62 MARLATTS ROAD

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

Date of Decision: March 17, 2022

Date of Decision Notice: March 24, 2022

Last date to file a notice of appeal: April 6, 2022

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:

ORIGINAL SIGNED

Angela Nesbitt
Secretary-Treasurer of the Committee of Adjustment