

MINOR VARIANCE APPLICATION

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

NOTICE OF DECISION – JULY 15, 2021

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

FILE NO.: D13-14-2021
ROLL NO: 2731 000 023 13440 0000
SUBJECT LAND: 25 IVY CRESCENT, THOROLD
PLAN 59M478 LOT 34
APPLICANT: Jonathan Covello
AGENT: N/A

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-6(H)) in accordance with Comprehensive Zoning Bylaw 2140(97). The applicant is proposing the construction of a 2 storey single detached dwelling as shown on the drawing submitted. In order to facilitate the development, as per Comprehensive Zoning Bylaw 2140(97), the following variance is being requested:

1. Provision (e) – To reduce the interior side yard setback for the west lot line from 3.0 metres to 1.75 metres.

This application was heard at a Public Hearing of the Committee of Adjustment on July 15, 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:

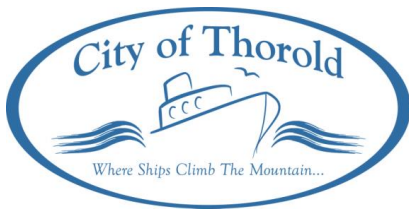
The Committee of Adjustment considered the written and oral comments and agrees with the minor variance report analysis and recommendation that the requested variance of this application meets the *Planning Act* tests for minor variance being:

1. The variances are minor in nature from the provisions of the Bylaw;
2. The variances are appropriate for the development or use of the land;
3. The general intent and purpose of the 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 August 4, 2021.

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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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: July 15, 2021
Date of Decision Notice: July 19, 2021
Last date to file a notice of appeal: August 4, 2021

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