



COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – May 18, 2023

FILE NO.: D10-05-2023 (in conjunction with D13-04-2023 and D13-05-2023)
ROLL NO: 2731 000 013 10800 0000
SUBJECT LAND: 13 – 15 West Street South
Plan 11 Lot 209 NP898
Thorold, ON
APPLICANT: Joseph Pizzacalla
AGENT: Upper Canada Consultants, Craig Rohe

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

The subject lands are designated Urban Living Area, Urban Area Boundary, Centre Community Improvement Area and Built Boundary in the City of Thorold Official Plan and are zoned Residential Second Density R2, Section 11 in accordance with Zoning Bylaw 2140(97).

An application has been submitted for consent for the purpose of creating a new lot. The subject parcels are shown as Part 1 and Part 2 on the drawing submitted. There are existing semi-detached dwelling units (constructed in 2014 on the subject lands. Part 2 is proposed to be the severed parcel and Part 1 is the retained parcel. This consent application is in conjunction with Minor Variance applications D13-04-2023 (Part 2, 15 West Street South) and D13-05-2023 (Part 1, 13 West Street South).

In compliance with the Planning Act the City of Thorold Committee of Adjustment decision is enclosed. The last date of filing an appeal to the Ontario Land Tribunal (OLT) under Section 53 of the Planning Act is June 2, 2023.

Type of Transaction for which application for consent is being made:

Conveyance Mortgage or Charge Partial Discharge of Mortgage Other:

DECISION: PARTIAL DISCHARGE OF MORTGAGE GRANTED
The applicant requested the severance portion of the application be adjourned and was approved by the Committee.

CONDITION(S): N/A

REASONS:

The Committee of Adjustment considered all the written and oral submissions and finds that, subject to the conditions of provisional consent, this application meets Planning Act criteria, is consistent with the Provincial Policy Statement and complies with the Growth Plan, the Niagara Region Official Plan and the City of Thorold Official Plan.

1. The application complies with the requirements of the zoning by-law and conforms to the policies of the Official Plan.
2. This decision is rendered having regard to the provisions of Section 51(24) of the Planning Act, R.S.O. 1990 as amended.
3. The application is considered desirable within the existing neighborhood.
4. For reasons as outlined in the Planning Report.



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Electronically Signed By J. Theisen, Chair/Member

Absent - T. Luciani, Member

Electronically Signed By E. Pizzo, Member

Electronically Signed By G. Jackson, Member

Electronically Signed By H. D’Angela, Member

Electronically Signed By K. Daniels, Member

Electronically Signed By P. DiPaola, Member

Date of Decision: May 18, 2023
Date of Decision Notice: May 23, 2023
Last date to file a notice of appeal: June 2, 2023
Last date to fulfill all conditions: May 18, 2025

TAKE NOTICE THAT THE 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. Any person of public body that commented on the application can appeal the decision, not later than 20 days after the giving of notice.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

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.

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

Date of Decision: May 18, 2023 Date of Mailing: May 23, 2023