

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – August 17, 2023

FILE NO.: D10-08-2023
ROLL NO: 2731 000 004 10800 0000
SUBJECT LAND: 77 Welland Street South
Plan 14 Pt Lot 9 to Pt Lot 11
Thorold, ON
APPLICANT: Emma Csak
AGENT: N/A

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 in the City of Thorold Official Plan and are zoned Residential Second Density Special R2S in accordance with Comprehensive Zoning Bylaw 2140(97).

An application has been submitted for consent to partial discharge of mortgage or charge over Part 1 (309.3m²), Part 2 (48.5m²) and Part 3 (390.5m²) on the drawing submitted. Part 3 is the retained parcel that is under construction with a single detached dwelling, Part 1 is proposed to be the severed parcel and, Part 2 will be conveyed to the City of Thorold for the purposes of providing a turning stub for the extension of Welland Street South, being a condition of Consent D10-16-20233 conditionally approved on July 21, 2022.

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 September 10, 2023.

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

Conveyance Mortgage or Charge Partial Discharge of Mortgage Other:

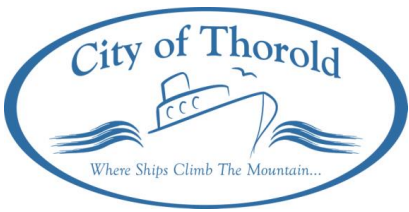
DECISION: PARTIAL DISCHARGE OF MORTGAGE GRANTED

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 In favour

Electronically Signed By E. Pizzo, Member In favour

Electronically Signed By G. Jackson, Member In favour

Electronically Signed By H. D'Angela, Member In favour

Electronically Signed By K. Daniels, Member In favour

Absent - P. DiPaola, Member

Date of Decision: August 17, 2023

Date of Decision Notice: August 21, 2023

Last date to file a notice of appeal: September 10, 2023

Last date to fulfill all conditions: August 17, 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: August 17, 2023 Date of Mailing: August 21, 2023