

## MINOR VARIANCE APPLICATION

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

### NOTICE OF DECISION – May 18, 2023

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

**FILE NO.:** D13-05-2023 (in conjunction with D10-05-2023 and D13-04-2023)  
**ROLL NO:** 2731 000 013 10800 0000  
**SUBJECT LAND:** 13 West Street South, Part 1  
Plan 11 Lot 209 NP898  
Thorold ON  
**Owner:** Joseph Pizzacalla  
**AGENT:** Upper Canada Consultants, Craig Rohe

#### PURPOSE AND EFFECT OF THE PROPOSED MINOR VARIANCE:

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 in accordance with the City of Thorold's Zoning By-law 2140 (97).

The applicant is seeking minor variances to increase the Maximum Lot Coverage for the existing semi-detached dwellings due to the proposed consent application D10-05-2023. In order to facilitate the development, as per Zoning Bylaw 2140(97), the following variance to increase the Maximum Lot Coverage, from Section 11, Residential Second Density R2 Zone provisions, is being requested:

- Section 11, Provision 11.2.1(g) – To increase the Maximum Lot Coverage from 40% to 43%.

#### PUBLIC

This application was heard at a Public Hearing of the Committee of Adjustment on May 18, 2023 by hybrid 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

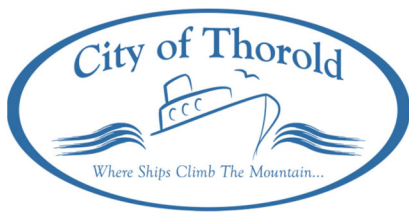
#### REASONS:

The Committee of Adjustment considered the written and oral comments and does agree with the minor variance report analysis and recommendation that this application meets the Planning Act tests for a 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 May 28, 2023.**

**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.



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### **NOTICE OF DECISION – D13-04-2023 – 13 West Street South, Part 1**

**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.

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: May 28, 2023**

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 Committee of Adjustment.

ORIGINAL SIGNED

Angela Nesbitt, Secretary Treasurer to the Committee of Adjustment