

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.: D13-07-2023
ROLL NO: 2731 000 023 62420 0000
SUBJECT LAND: 31 Sugar Maple Road
Plan 59M353 Lot 69
Thorold ON
Owner: Donald and Mary Anne Cosoletto
Agent: Jeff Udall, P.Eng

PURPOSE AND EFFECT OF THE PROPOSED MINOR VARIANCE:

The subject lands are designated Urban Living Area, Urban Area Boundary and Built Boundary in the City of Thorold Official Plan and are zoned Residential First Density 'wm-R1B-2' in accordance with the City of Thorold's Comprehensive Zoning Bylaw 2140(97).

The applicant is seeking a minor variance for the construction of an addition at the rear of the existing dwelling. In order to facilitate the development, as per Comprehensive Zoning Bylaw 2140(97), the following variances for an increase in maximum lot coverage and reduction of the rear yard setback, from Section 34, wn-R1B and wn-R1B-2 zone provisions, are being requested:

- Section 34 wn-R1B-2, Provision (a) – To increase maximum lot coverage from 40% to 43%; and
- Section 34, Provision 34.2 (d) – To reduce the rear yard setback from 7.5 metres to 3.41 metres.

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

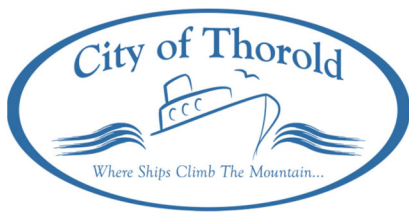
REASONS:

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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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