



COMMITTEE OF ADJUSTMENT
TOWNSHIP OF WAINFLEET

"Wainfleet - find your country side!"

File: **A04/2020W**

NOTICE OF DECISION

In the matter of the Planning Act, R.S.O. 1990, as amended and in the matter of an application on behalf of:

**Justin Hall & Stephanie Veldman
11769 Highway #3
Concession 1, Part Lot 17, Wainfleet**

LOCATION OF THE LANDS AND PURPOSE OF THIS APPLICATION:

The subject property is located within the Village of Ostryhon Corners, south of Highway #3, west of Burnaby Road and east of Station Road. The property is zoned R1 Residential. The lot has a single detached dwelling with an attached garage and an accessory building. An application for a minor variance has been submitted to request relief from the following provisions of zoning bylaw 581-78 to permit a new addition to the dwelling with a covered deck and covered porch.


Section of Zoning By-law	By-law Requirement	Application Request	Difference
Section 12.3(c) Maximum Lot Coverage	7%	11.5%	4.5%

DECISION: **GRANTED** with the following condition:

1. That a Ministry of Transportation (MTO) Building and Land Use Permit be obtained prior to the commencement of construction works.

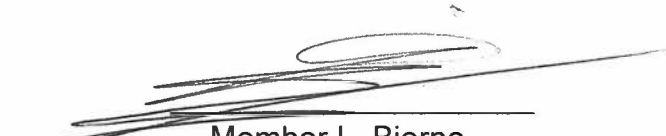
This decision is based on the following reasons:

1. The application can be considered consistent with the intent of the Official Plan and the Zoning By-law given the circumstances.
2. The proposed variance appears minor and consistent with the intent and purpose of the Official Plan and Zoning Bylaw.
3. The decision is rendered having regard to the provisions of Section 45 of the Planning Act.


Chair M. Feduck


Member G. Balicki


Member F. DeRuyte


Member L. Bjerno

DATE OF DECISION: July 15, 2020

DATE OF MAILING: July 16, 2020

I hereby certify this to be a true copy of the decision of the Committee of Adjustment for the Township of Wainfleet, in the Regional Municipality of Niagara and this decision was concurred in by the majority of the members who heard the application.


Erin Shacklette, Secretary-Treasurer

Last date of filing an appeal to the Local Planning Appeal Tribunal under Section 45 of the Planning Act: August 4 2020

PROCEDURE FOR APPEAL

The Planning Act, R.S.O. 1990, Section 45, Subsection 12, as amended states: - "The applicant, the Minister or any other person or public body who has an interest in the matter may within **twenty (20) days** of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the



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decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee charged by the Tribunal under the Local Planning Appeal Tribunal Act, 2017 as payable on an appeal from a Committee of Adjustment to the Tribunal." The prescribed fee for an appeal to the Tribunal is \$300.00 payable to the Minister of Finance.

Pursuant to Rule 7 of the LPAT Rules, anyone who wishes to participate in an LPAT appeal hearing as a participant shall file a written participant statement that sets out their position on the matter and issues of the proceeding, together with an explanation of their reasons in support of their position. A participant may only make submissions to the Tribunal in writing.