



COMMITTEE OF ADJUSTMENT
TOWNSHIP OF WAINFLEET

"Wainfleet - find your country side!"

File: A08/2020W

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:

Sherri Maurice (Mabo Westside Construction-Agent)
12129 Hock Road
Plan 17 Lot 90, NP744, Wainfleet, ON


LOCATION OF THE LANDS AND PURPOSE OF THIS APPLICATION:

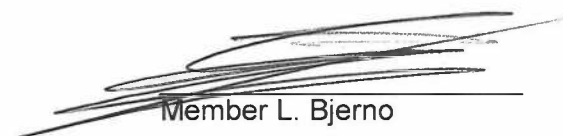
The subject property is located on the south side of Hock Road between Sandal Road and Walnut Hill Road. The property is zoned Residential Lakeshore-RLS.C25.

DECISION: ☒ GRANTED ☐ REFUSED

The above decision is subject to the following conditions:

PLEASE SEE SCHEDULE "A" ATTACHED HERETO FOR CONDITIONS AND REASONS


Chair M. Feduck

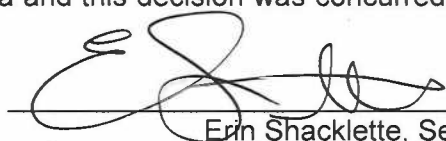

Member L. Bjerno


Member G. Balicki

DATE OF DECISION: August 19th, 2020

DATE OF MAILING: August 20th 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 day for filing an appeal of this decision to the Tribunal is September 8th, 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 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.



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SCHEDULE A – FILE A08/2020W

This is Schedule A, appended to and forming part of the Notice of Decision for Application for Minor Variance A08/2020W.

An application for a minor variance was submitted to request relief from the following provisions of zoning bylaw 034-2014 to permit the replacement of the existing dwelling.

Section of Bylaw	By-law Requirement	Application Request	Difference
Section 4.13 Table 12 Street Setback Requirements	10m	3.8m	6.1m
Section 7.23.1 Table 10 Minimum Rear Yard Setback	10m	9.2m	0.8m
Section 7.2.1 Table 10 Maximum Lot Coverage	25%	26%	1%

DECISION: ☒ GRANTED

☐ REFUSED

The above decision is subject to the following conditions:

1. That the existing accessory building (shed) located in the rear yard of the subject property be removed prior to the closure of the required building permit application.

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.

Date of Decision: August 19th, 2020

Date of Mailing: August 20th, 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