



**DECISION OF COMMITTEE OF ADJUSTMENT
WITH REASONS RE APPLICATION
FOR MINOR VARIANCE**

File No.

MV-24-05

The Village of Westport Committee of Adjustment

RE AN APPLICATION BY: 2163854 Ontario Inc (Land Ark Homes)

LOCATION OF PROPERTY: 64, 66 Sanctuary Way (Parts 10 and 13; 28R-15799)

PURPOSE OF APPLICATION:

The purpose of the application is to seek relief from Section 5.2.3.7 of Comprehensive Zoning By-law No. 08-12, as amended, in order to increase the maximum permitted lot coverage from 45% to 55%.

The effect of the minor variance is to permit the construction of a proposed semi-detached dwelling.

DECISION AND REASONS OF THE COMMITTEE: APPROVED

The Committee has the power under Section 45(1) of the *Planning Act* to authorize a minor variance(s) from the provisions of the Zoning By-law if, in its opinion, the application meets all four requirements under Subsection 45(1) of the *Planning Act*. It requires consideration of whether the variance is minor, is desirable for the appropriate development or use of the land, building or structure, and whether the general intent and purpose of the Official Plan and the Zoning By-law are maintained.

The Committee considered any written and oral submissions relating to the application in making its Decision. Based on the evidence, the Committee is satisfied that the requested variance meets all four requirements under subsection 45(1) of the *Planning Act*, and therefore have approved the application.

NOTICE OF RIGHT TO APPEAL

In accordance with Section 45(12) of the *Planning Act*, the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal to the Ontario Land Tribunal against the decision of the Committee of Adjustment. A "specified person" does not include an individual or a community association.

The last date for filing a notice of appeal of this decision is September 11, 2024. Any such appeal must be filed with the Secretary-Treasurer of the Committee and must set out the objection to the decision and the reasons in support of the objection and must be accompanied by the fee required by the Ontario Land Tribunal.



DECISION SIGNATURE PAGE

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WE, the undersigned, in making the decision upon this application, have considered whether or not the variance(s) requested are minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, and,

CONCUR in the following decision and reasons for decision made on the **22nd** day of **August 2024**.


.....
Robin Jones


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Joe Aragona


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Barry Card


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Ami Carty


.....
Marty Crapper

CERTIFICATION

Planning Act, R.S.O. 1990, c P. 13, s. 45 (10)

I, Kimberly Westgate, Secretary-Treasurer of the Village of Westport Committee of Adjustment certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Dated this 22nd day of August 2024



Signature of Secretary-Treasurer