



TOWNSHIP OF SOUTHWOLD

**COMMITTEE OF ADJUSTMENT
NOTICE OF DECISION
APPLICATION NO. MV 2025-01**

ATTACHED is a certified copy of the decision of the Committee of Adjustment in the matter of an Application MV 2025-01 for a minor variance pursuant to Section 45 (10) of the Planning Act, R.S.O. 1990, as amended.

The applicant, the Minister or a specified person or public body who has an interest in the matter may appeal the decision to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) by filing with the Secretary-Treasurer of the Committee of Adjustment, not later than the **3rd day of February, 2025**, a Notice of Appeal, accompanied by the Tribunal fee, in the amount of \$400.00 for the first appeal and \$25.00 for each further appeal related to the same matter. Certified Cheque, Money Order or Credit Card payment are to be made payable to the Minister of Finance and in Canadian funds. If you wish to appeal, a copy of an appeal form is available from the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) website at:

<https://olt.gov.on.ca/tribunals/lpat/about-lpat/>

Additional Information regarding this application for minor variance is available for review, at the Township of Southwold Municipal Office, or by contacting the Township Planner via phone at 519-769-2010 or e-mail at planning@southwold.ca, or available online at the Township's website at: www.southwold.ca/current-planning-applications

Dated this 15th day of January, 2025.

Lisa Higgs, CAO/Clerk
Secretary-Treasurer of the Committee of Adjustment
Township of Southwold
35663 Fingal Line
Fingal, Ontario N0L 1K0
Phone: 519-769-2010
Fax: 519-769-2837
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**COMMITTEE OF ADJUSTMENT FOR
THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD**

DECISION SHEET

Application No. MV 2025-01
Date of Hearing: January 13, 2025
Owner/Applicant: Rob and Jacqueline Lukasik
Agent:
Description: Lot 5, Range 1, East of River Road, Registered Plan 11R-3155
Municipal Address: 7283 Mellor Road

Lot Description:

Existing Lot Area	5,362 sq m (57,716 sq ft)
Existing Lot Frontage	71.63 metres (235 feet)
Existing Lot Depth	76.81 metres (252 feet)

In the matter of Section 45(1) of The Planning Act R.S.O 1990, the Township of Southwold Comprehensive Zoning By-law 2011-14, and an application for **Minor Variance**.

The owner is requesting a Minor Variance to seek a relief provision of Zoning By-law 2011-14, as amended to permit the construction of an L-shaped front porch. Specifically, the minor variance will consider the following:

1. Relief from the provision of Section 3.47 (vi) to permit the construction of a porch that can only extend up to 1.5m (5ft) into the required front yard.

Decision:

The application is hereby **approved** to obtain relief from Section 3.47 (vi) to permit the construction of a L-shaped front porch from the maximum distance of 1.5m (5 ft) to 4.88m (16 ft) into the front yard.

Reasons for approval, in accordance with Report PLA 2025-01:

1. The variance does maintain the intent and purpose of the Official Plan.
2. The variance does maintain the intent and purpose of the Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the land.
4. The variance is minor in nature.

The effect of written and oral submissions on the Decision is contained within Report PLA 2025-01 and the minutes of the Committee of Adjustment Meeting of January 13, 2025.


We, the undersigned, concur in the decision and reasons given for the decision of the Committee of Adjustment for the Township of Southwold of this 13th day of January, 2025.

RECORDED VOTE	TO GRANT	TO REFUSE	Absent	Present
Committee Member, John Adzija	<u>✓</u>	_____	()	(✓)
Committee Member, Scott Fellows	<u>✓</u>	_____	()	(✓)
Committee Member, Sarah Emons	<u>✓</u>	_____	()	(✓)
Chairperson and Committee Member, Grant Jones	<u>✓</u>	_____	()	(✓)
Committee Member, Justin Pennings	<u>✓</u>	_____	()	(✓)

*******CERTIFICATION OF COMMITTEE'S DECISION*******

I, Lisa Higgs, being the Secretary-Treasurer of the Committee of Adjustment for the Township of Southwold, certify that this is a true copy of the Committee's decision on the 13th day of January,

2025


Secretary-Treasurer 

January 15, 2025
 Date

*******NOTICE OF LAST DATE OF APPEAL*******

NOTICE IS HEREBY GIVEN THAT THE LAST DATE FOR APPEALING THIS DECISION TO THE ONTARIO LAND TRIBUNAL (OLT) IS THE **3rd, DAY OF FEBRUARY, 2025.**

The decision of the Committee may be appealed to the Ontario Land Tribunal (OLT) by serving personally on or sending by registered mail to the Secretary-Treasurer of the Committee a Notice of Appeal and a copy of an appeal form which is available from the OLT website at www.olt.gov.on.ca 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 prescribed by the Tribunal as payable on an appeal from the Committee of Adjustment to the Tribunal.

Lisa Higgs, Deputy Clerk
 Township of Southwold
 35663 Fingal Line
 Fingal, Ontario
 NOL 1K0
 Phone: 519-769-2010
 Email: cao@southwold.ca

Schedule A: Subject Area Map 7283 Mellor Road - MV 2025-01



Appendix 1: Site Plan

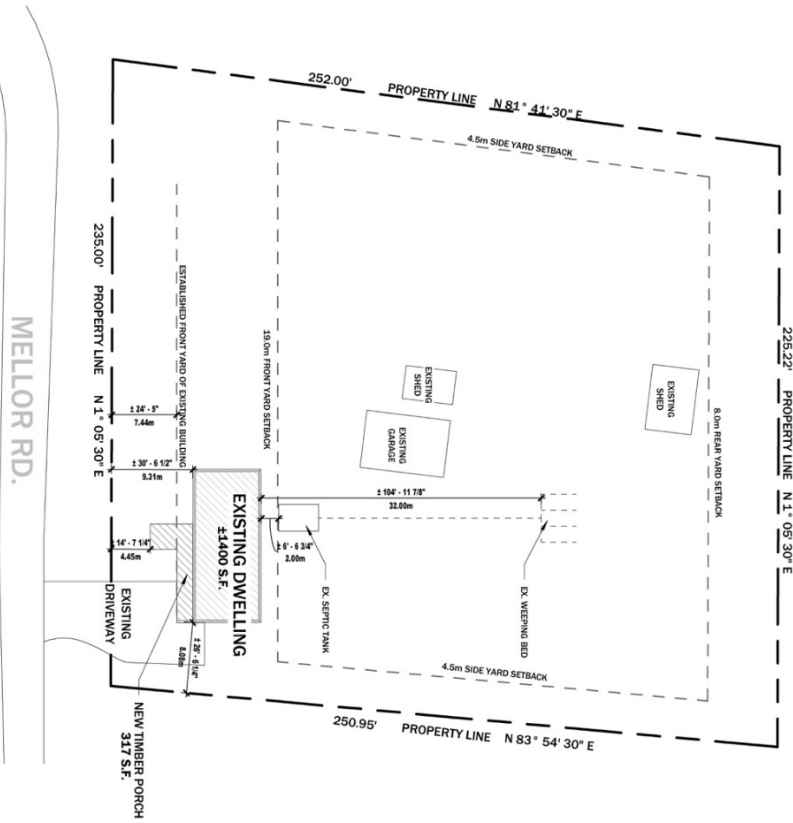
Appendix 1 – Provided Plans for 7283 Mellor Road



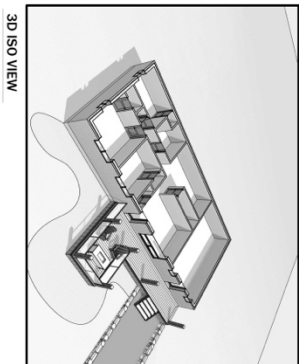
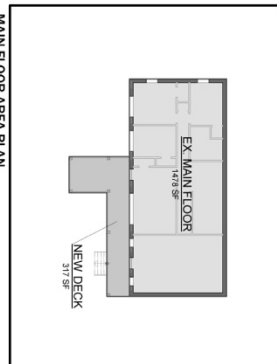
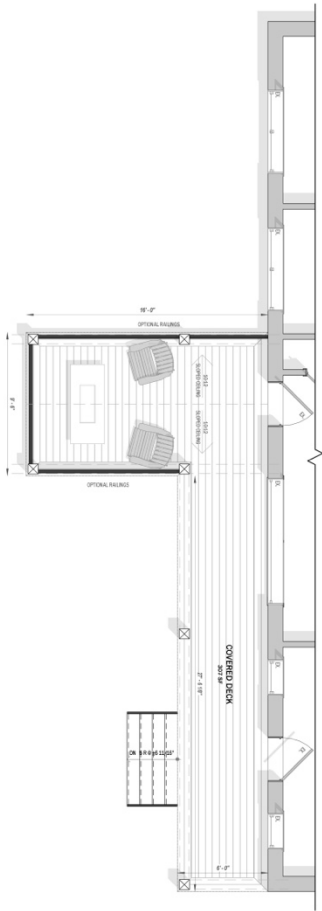
7283 MELLOR RD. - TIMBER DECK



R02A00



PRELIMINARY DESIGN



MAIN FLOOR PLAN

7283 MELLOR RD. TIMBER DECK



R00 D2