

COMMITTEE OF ADJUSTMENT

Development Services Department
8 Carleton Street South
Thorold, ON L2V 5C2
905-227-6613

NOTICE OF DECISION – November 24, 2025

In the matter of an application for a Minor Variance by:

FILE NO.: D13-23-2025
ROLL NO: 2731 000 026 19900
SUBJECT LAND: 1970 Polloway Road, Thorold
PT TWP LOT 136
APPLICANT: Couto Holdings
AGENT: Craig Larmour
HEARING DATE: Thursday, November 20, 2025

PURPOSE OF APPLICATION:

The applicant is seeking a Minor Variance to fulfil a condition for Consent application D10-09-2025 (for 1111 Barron Road). The application is seeking relief for Part 1 and Part 3 of the Site Survey from the following provisions of the Comprehensive Zoning By-law (60) 2019:

- Decrease in the minimum lot area from 40 hectares to approximately 6.6 hectares (Section 9.3 - Table 9.3 - Lot, Building and Structure Requirements for the Agricultural Rural Zones).

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. Having regard to the requirements of Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, as amended. In so doing, IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application be Approved

Subject to the following conditions: N/A

REASONS:

The Committee of Adjustment considered the written and oral comments and agrees with the Minor Variance report analysis and recommendation that this application meets the Planning Act tests for 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.

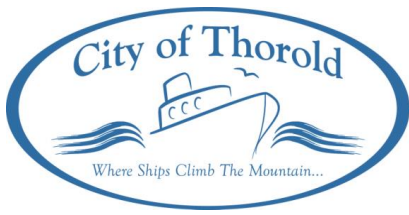
The last day for appeal of this decision is December 10, 2025.

Notice of appeal must be filed with the Secretary Treasurer for the City of Thorold Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal (OLT). <https://olt.gov.on.ca/appeals-process/fee-chart/>

Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Building Faster Act, 2022.

Planning Act appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a "specified person" (as defined by Planning Act 1(1)), and any "public body" (as defined by Planning Act 1(1)).

Information regarding the Ontario Land Tribunal (OLT) can be found at:
<https://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>



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NOTICE OF DECISION – D13-23-2025 – 1970 Polloway Road

Electronically Signed By J. Theisen, Chair/Member	In favour
Electronically Signed By E. Pizzo, Member	In favour
Electronically Signed By G. Jackson, Member	In favour
Electronically Signed By K. Daniels, Member	In favour
Electronically Signed By P. DiPaola, Member	In favour
Electronically Signed By G. Ravenek, Member	In favour

Date of Decision: November 20, 2025

Date of Decision Notice: November 24, 2025

Last date to file a notice of appeal: December 10, 2025

I, Courtney Kaupp, 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

Courtney Kaupp
Secretary-Treasurer of the Committee of Adjustment