

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – May 25, 2026

FILE NO.: D10-02-2026
ROLL NO: 2731 000 007 14100 0000
SUBJECT LAND: 26 Queen Street North, Thorold
George Keefer Lot 90 NP889
APPLICANT: Paul Pierobon
AGENT: Greg Taras
HEARING DATE: Thursday, May 21, 2026 at 9:30 am

**In the Matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13,
and in the Matter of an Application for Consent.**

PURPOSE OF APPLICATION:

This application has been submitted for Consent for the purpose to sever 26 Queen Street North (631.86 square metres) to facilitate the severance of two future semi-detached dwellings. The existing single-detached dwelling is to be demolished.

- Part 1 on the severance sketch will be the severed lot (the 'lands to be severed') and have a proposed frontage of 10.15 metres and lot area of 315.0 square metres.
- Part 2 on the severance sketch will be the retained lot (the 'lands to be retained') and have a proposed frontage of 10.155 metres and lot area of 317.2 square metres.
- The property is being proposed to be severed prior to the construction of the two semi-detached dwellings to allow for a builder's mortgage to be obtained for Part 1 only.

The Committee of Adjustment considered all the written and oral submissions and finds that, subject to the conditions of provisional consent, this application meets Planning Act criteria, is consistent with the Provincial Policy Statement and complies with the Growth Plan, the Niagara Region Official Plan and the City of Thorold Official Plan.

In compliance with the Planning Act the City of Thorold Committee of Adjustment decision is enclosed. The last date of filing an appeal to the Ontario Land Tribunal (OLT) under Section 53 of the Planning Act is June 14, 2026.

Type of Transaction for which application for consent is being made:

- : Conveyance ○ Mortgage or Charge ○ Partial Discharge of Mortgage ○ Other:

It was the decision of the Committee of Adjustment that:

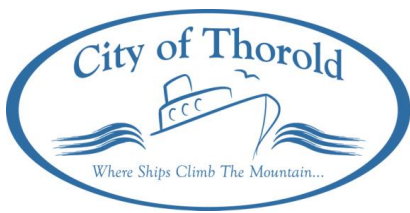
The Application for Consent be Approved with Conditions

CONDITION(S): SEE SCHEDULE "A" ATTACHED

REASONS:

The Committee of Adjustment considered all the written and oral submissions and finds that, subject to the conditions of provisional consent, this application meets Planning Act criteria, is consistent with the Provincial Policy Statement and complies with the Growth Plan, the Niagara Region Official Plan and the City of Thorold Official Plan.

1. The application complies with the requirements of the zoning by-law and conforms to the policies of the Official Plan.



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2. This decision is rendered having regard to the provisions of Section 51(24) of the Planning Act, R.S.O. 1990 as amended.
3. The application is considered desirable within the existing neighbourhood.
4. For reasons as outlined in the Planning Report.

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: Thursday May 21, 2026
Date of Decision Notice: Monday May 25, 2026
Last date to file a notice of appeal: Sunday June 14, 2026
Last date to fulfill all conditions: May 25, 2028

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 Built Faster Act, 2022.

Planning Act appeals may be file 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:
<http://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

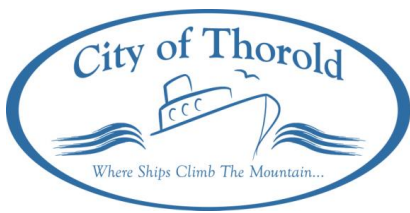
I, David Schoenholz, Secretary Treasurer of the Committee of Adjustment of the City of Thorold certify that the above is a true copy of the Decision of the Committee of Adjustment.

Original Signed

David Schoenholz
Secretary Treasurer to the Committee of Adjustment

Date of Decision: May 21, 2026

Date of Mailing: May 25, 2026



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SCHEDULE "A"

This is Schedule "A" attached to and forming part of the decision regarding Consent Application D10-02-2026, for 26 Queen Street North, Thorold, ON;

CONDITIONS:

The above decision is subject to the following condition(s):

- 1) That the applicant provides the Secretary-Treasurer with a legal description, acceptable to the Registrar, of the subject parcel, together with a copy of the deposited reference plan.
- 2) That the owner provides a lawyer's undertaking, to the satisfaction of the City Solicitor, and agrees to forward a copy of documentation confirming the transaction has been carried out, to the City within two (2) years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.
- 3) That all accessory buildings and structures be demolished/removed/relocated to the satisfaction of the City.
- 4) That the owner/applicant, at their own expense, obtains and submits an appraisal for the purposes of payment of cash-in-lieu of parkland dedication, by a Certified Land Appraiser accredited by the Appraisal Institute of Canada with either an AACI or CRA designation, which is to be based on the fair market value of Part 1 using the direct comparison approach, to the satisfaction of the City; and that the owner/applicant pays to the City of Thorold a cash-in-lieu of parkland dedication, which shall be 5% of the appraised value of Part 1.
- 5) That all outstanding property taxes be paid and that a final certification fee, payable to the City of Thorold, be submitted to the Secretary-Treasurer.
- 6) That all conditions of consent be fulfilled within two (2) years of the Notice of Decision of the Committee of Adjustment, pursuant to Subsection 53(41) of the Planning Act, failing which this consent shall be deemed to be refused.