

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – December 22, 2025

FILE NO.: D10-17-2025
ROLL NO: 273100002315200
273100002315220
SUBJECT LAND: 2908 Cataract Road, Thorold
THOROLD PT TWP LOTS 59 AND 60 RP 59R1606 PT PART 1;
AND
THOROLD PT TWP LOTS 59 AND 60 RP 59R13845 PART 1
APPLICANT: Glen Gordon
AGENT: Eric Beauregard, Upper Canada Consultants
HEARING DATE: Thursday, December 18, 2025 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:

An application has been submitted for a Consent for the lands known as 2908 Cataract Road (THOROLD PT TWP LOTS 59 AND 60 RP 59R1606 PT PART 1; AND THOROLD PT TWP LOTS 59 AND 60 RP 59R13845 PART 1). As per the severance sketch, Part 1 will be retained. The following severance has been requested:

- The creation of a lot, Part 3, approximately 17.9 hectares, for agricultural purposes on an open and unimproved road allowance (Faywell Road)

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 Greenbelt 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 January 11, 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:

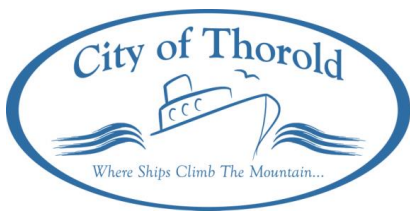
The Application for Consent be Approved with Conditions

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.
2. This decision is rendered having regard to the provisions of Section 51(24) of the Planning Act, R.S.O. 1990 as amended.



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- 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

K. Daniels, Member Absent

Electronically Signed By P. DiPaola, Member In favour

Electronically Signed By G. Ravenek, Member In favour

Date of Decision: **December 18, 2025**

Date of Decision Notice: **December 22, 2025**

Last date to file a notice of appeal: **January 11, 2026**

Last date to fulfill all conditions: **December 22, 2027**

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)).

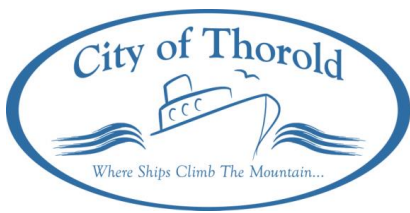
Information regarding the Ontario Land Tribunal (OLT) can be found at:
<http://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

I, 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 to the Committee of Adjustment

Date of Decision: December 18, 2025 Date of Mailing: December 22, 2025



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SCHEDULE "A"

This is Schedule "A" attached to and forming part of the decision regarding Consent Application D10-17-2025 for 2908 Cataract Road, 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, and to complete the Certificate of Consent of the subject parcel as illustrated by the Severance Sketch prepared by Chambers and Associates Surveying Ltd, OLS together with a copy of the deposited reference plan for use in the issuance of the Certificate of Consent.
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 years of issuance of the Certificate of Consent, or prior to the issuance of a building permit, whichever occurs first.
3. The owner/applicant shall enter into a development agreement for the improvement of a portion of Faywell Road, fronting onto Part 3, to municipal standards to the satisfaction of the City of Thorold.
4. That the lot (Part 3) be reconfigured to the satisfaction of the Niagara Region.
5. That a final certification fee, payable to the City of Thorold, be submitted to the Secretary-Treasurer and that all conditions of consent be fulfilled.
6. That all outstanding property taxes be paid prior issuance of the Certificate of Consent.
7. That the owner/applicant obtains a municipal address for the newly created lot (Part 3) to the satisfaction of the City.
8. That all of these conditions shall be fulfilled within a period of two years after the giving 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.