

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – June 25, 2026

FILE NO.: D13-04-2026
ROLL NO:2731 000 02708 305 0000
SUBJECT LAND: 1892 Turner Road, Thorold
APPLICANT: Luke and Carole Bailey
AGENT: Darren Draaistra
HEARING DATE: Thursday, June 18, 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 Minor Variance.

PURPOSE OF APPLICATION:

The applicant is seeking a Minor Variance to facilitate the construction of a 319.6 m² accessory structure with two garage doors for accessory residential storage. To enable the proposed development, the applicant is requesting relief from the following provision of the Comprehensive Zoning By-Law (60) 2019.

- Increase in maximum height of the proposed Accessory Structure in a Residential Zone from 4.5 m to 5.6 m, which represents an increase of 1.1 m (Table 9.4 – Accessory Building and Structure to Residential Uses Requirements for the Agricultural and Rural Zones of the Comprehensive Zoning By-Law (60) 2019).

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(1) 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:

1. That the requested relief for an increased maximum height shall only apply to permit the construction of an accessory structure of a general size and configuration as shown on Figure 3 of this report.
2. That an Archaeological Assessment, prepared by a licenced archaeologist, be completed before the submission for a building permit to the satisfaction of the Region of Niagara unless the Region of Niagara, in consultation with the applicant, is satisfied that an Archaeological Assessment is not required and correspondence is provided to the City to that effect.

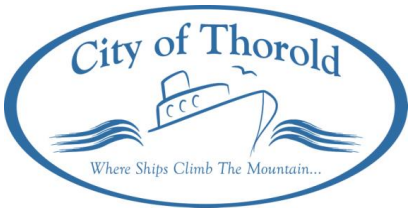
REASONS:

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 July 8, 2026.

Notice of appeal must be filed with the Secretary Treasurer for the City of Thorold Committee of



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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>

NOTICE OF DECISION – D13-04-2026 – 1892 Turner 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	Absent
Electronically Signed By P. DiPaola, Member	In favour
Electronically Signed By G. Ravenek, Member	In favour

Date of Decision: June 18, 2026

Date of Decision Notice: June 25, 2026

Last date to file a notice of appeal: July 8, 2026

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 of the Committee of Adjustment