

COMMITTEE OF ADJUSTMENT

Department of Planning and Building Services
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7
905-227-6613

July 16, 2026

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Application for Consent & Minor Variance
D10-03-2026 & D13-03-2026– WD Homes Inc.; Joshua Davidson; Michael Wilson
10 Brock Street, Thorold, Ontario
PT LT 19, BLK E, PL 894, AS IN RO414884; LT 17, BLK 3E, PL 894
Roll Number: 273100000100700

KEY FACTS

- An application for a consent and minor variance has been received, which would sever the existing lot at 10 Brock Street (the northwest corner of Brock St. and Carleton St. N.) in two
- The intent of the application is to facilitate the development of three (3) townhouse dwelling units on the severed lot
- The existing duplex dwelling will remain on the retained lot
- A minor variance is required to permit the lot area and lot coverage resulting from the severance on the severed lot
- This application was initially heard by the Committee on June 18th, 2026, and deferred pending a clearer visual representation of the project, among other concerns. This information has since been provided by the applicant
- The original planning report regarding this application can be found at the following link: [Report D10-03-2026 and D13-03-2026 - 10 Brock St.pdf](#). This report is in response to feedback heard at the June 18th, 2026 Committee meeting

RECOMMENDATIONS

That the City of Thorold Committee of Adjustment **APPROVE** application D10-03-2026, submitted by Upper Canada Consultants on behalf of WD Homes Inc, Joshua Davidson,

& Michael Wilson, for lands known municipally as 10 Brock Street (PT LT 19, BLK E, PL 894, AS IN RO414884; LT 17, BLK 3E, PL 894), subject to the following conditions:

1. That the requested consent shall only apply to permit a severance of a general size and configuration as shown on Figure 2 of this report.
2. 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, if applicable, for use in the issuance of the Certificate of Consent.
3. That the owner provides a lawyer's undertaking, to the satisfaction of the City, to forward a copy of documentation confirming the transaction has been carried out to the City within two years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.
4. That the owner/applicant obtain a municipal address for the severed parcel, and updated address for the retained parcel if required, to the satisfaction of the City.
5. That any existing structures on the subject land which are situated on or encroach from the retained property onto the severed property be removed to the satisfaction of the City of Thorold.
6. That the owner/applicant submits a Stage 1-2 Archaeological Assessment (at minimum), prepared by a licensed archaeologist to the MCM confirming that all archaeological resource concerns have met licensing and resource conservation requirements prior to any development on the site, to the Satisfaction of the Region and the City of Thorold.
7. 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.
8. That the owner/applicant provide any applicable parkland dedication or cash-in lieu requirement, to the City's satisfaction, in accordance with the municipality's Parkland Dedication By-law (82-2025).
9. 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.

AND That the City of Thorold Committee of Adjustment **APPROVE** application D13-03-2026, submitted by Upper Canada Consultants on behalf of WD Homes Inc, Joshua

Davidson, & Michael Wilson, for lands known municipally as 10 Brock Street (PT LT 19, BLK E, PL 894, AS IN RO414884; LT 17, BLK 3E, PL 894), as it relates to:

1. Relief from Section 6.3.2 – Table 6.3.b (Lot, Building, and Structure Requirements for Residential R1C Zone) to reduce the minimum lot area for a Townhouse (Street) on the severed lot from 180 m² per interior unit and 225 m² per end unit to 160 m² per interior unit and 195 m² per end unit.
2. Relief from Section 6.3.2 – Table 6.3.b (Lot, Building, and Structure Requirements for Residential R1C Zone) to reduce the minimum lot frontage for a Townhouse (Street) on the severed lot from 7.5 m per end unit to 7.2 m per end unit.

Subject to the following condition:

3. That the requested relief for decreased minimum lot area and decreased minimum lot frontage shall only apply to permit the construction of three townhouse dwelling units of a general size and configuration as shown on Figure 3 of this report.

PROPOSAL

The applicant is seeking to sever approximately 565 m² from the existing lot at 10 Brock Street for the purpose of developing a Street Townhouse Dwelling containing three (3) dwelling units on the severed lot. The applicant does not intend to further subdivide the proposed Street Townhouse Dwelling at this time. Therefore, while the building will contain three dwelling units in the form of a townhouse, the units will be registered under one ownership. Accordingly, the property will be permitted one (1) servicing connection. For this severance to comply with the Zoning By-law, a minor variance is required to decrease the minimum lot area and minimum lot frontage provisions applicable to the severed lot as part of the R1C zone.

To facilitate this proposal on the subject lands, Section 53(1) of The Planning Act applies:

An owner, chargee or purchaser of land, or such owner's, chargee's or purchaser's agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan

of subdivision of the land is not necessary for the proper and orderly development of the municipality.

Section 45(1) of the Planning Act also applies:

The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained.

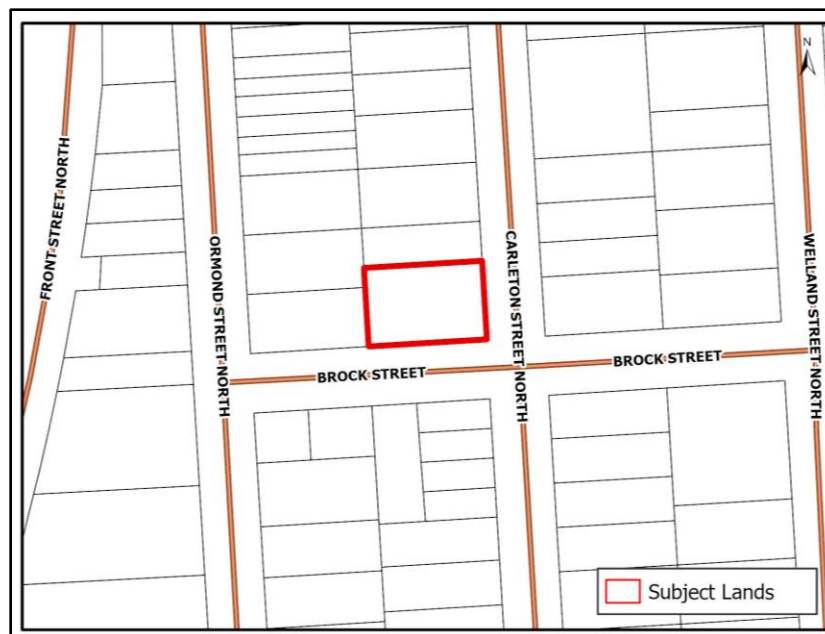


Figure 1: Location Map

BACKGROUND

This application was initially heard by the Committee at its meeting of June 18th, 2026, at which time it was deferred. On that date, staff noted the following feedback from the Members of Committee regarding the application:

- That insufficient parking is being provided on-site, and that Brock Street cannot accommodate on-street parking;
- That the development of the site with three units may be too dense for the neighbourhood;
- That due to the above concerns, the application may not meet each of the four tests for approval of a Minor Variance, namely the test that the variance must be ‘appropriate for the desirable development of the lot’; and
- That insufficient visuals were provided for the Members to be able to make a decision on the application.

The applicant has since provided a rendering of what the final development may look like, included as Figure 2, and elevations of the front of the building, included as Figure 3. Staff’s response to the other feedback from the Members is provided below.



Figure 2: Rendering of what the development may look like, provided by the applicant.



Figure 3: Front elevation, provided by the applicant.

Parking

The applicant has not applied for a Minor Variance to seek relief from the required parking rate. The applicant's Minor Variance application relates only to the minimum lot frontage and minimum lot area.

The City's Comprehensive Zoning By-law 60-2019 was approved by Council on May 7th, 2019. However, several of the parking provisions in this Zoning By-law are presently under appeal to the Ontario Land Tribunal. Therefore, the parking rate of the City's Comprehensive Zoning By-law 2140-97 remains in effect. The required amount of parking spaces for street townhouse dwellings in this By-law is one space for each dwelling unit. This means that the applicant could build street townhouse dwellings on this lot with one parking space each as-of-right, if the lot had slightly more frontage and area.

Despite this requirement, the applicant proposes to provide two parking spaces for each dwelling unit. Therefore, they are providing double the amount of parking spaces that they are required to provide. Planning staff considers this situation to be acceptable as it meets the Comprehensive Zoning By-law.

Density

Planning staff considers the proposed density of this development to be appropriate for the area, given that it is a permitted housing type in the Zoning By-law and given the context in which it exists. The neighbourhood north of Thorold Secondary School and McMillan Park features primarily single detached dwellings, but also denser forms of housing. At the terminus of Brock Street, just a block down the road from the subject land, apartment dwellings exist at 78 Welland Street North. Semi-detached dwelling units exist throughout the neighbourhood. Two are located directly across the street from the subject lands at 5 and 7 Brock Street, while two more exist on Carleton Street North at addresses 75 and 75½. Finally, Ormond Street North is very close to the subject lands and is significantly more built-up. There are two apartment buildings at 82 and 97 Ormond Street North, while six townhouse dwelling units also exist within 75 metres of the subject lands. Given this level of intensification which already exists, Planning staff do not consider the proposed density of the site to be inappropriate for the area.

At the site-specific scale, and as detailed in the report for the June 18th, 2026 Committee meeting, staff do not anticipate that the proposed density will have any impact on drainage or amenity space. Therefore, Planning staff considers the proposed density of the subject lands to be acceptable.

Is the Variance appropriate for the development of the land?

Planning staff consider the subject lands to be well-suited for the development for which they are proposed. No hazards or encumbrances affect the land. The subject lands are located a mere four-minute walk away from Thorold Secondary School, facilitating accessibility and safe, easy access for TSS students and their families who may live here. The site is located just metres away from a stop for Niagara Transit Route 311, which services Downtown St. Catharines, and is also close to Route 320, which services the Pen Centre. These factors, in combination with the attached form of the proposed dwelling units, could result in per-unit energy and emissions savings, helping the City to achieve policy goals related to efficiency and climate change. It would result in greater choices in personal mobility for future residents, including young people who do not have access to a vehicle.

The site is also a mere 13-minute walk, 4-minute bike ride, or 2-minute drive to downtown Thorold and therefore is close to essentials, such as grocery stores, and amenities, such as the Thorold Public Library. The proposal could support the health and vitality of downtown Thorold.

As noted above and in the prior report, there are no negative drainage impacts on adjacent properties anticipated as a result of this proposal. The provided parking surpasses the requirements of the Comprehensive Zoning By-law, and the density of the proposal is not greater than what already exists at many nearby sites. For these reasons, staff consider the variance to facilitate the construction of three attached dwelling units to be appropriate for the development of the land.

PUBLIC COMMENTS

Planning staff have received three public comments since the publication of the prior report ahead of the June 18th, 2026 Committee meeting. The comments and staff's responses are summarized in the following table.

Comment 1	Staff response
Concerned about impacts on parking, traffic and servicing due to density.	The applicant is providing double the amount of parking required by the City's Comprehensive Zoning By-law and has not requested a Minor Variance for parking. Significant impact on traffic is not anticipated. When circulated, the City's Engineering Division did not indicate that the proposal would impact servicing in the area.
Comment 2	
The plans provided in the public notice were unreadable due to their small size.	Larger-scale plans have been included in the public notice for the July 16 th , 2026 meeting.
How will overflow parking be handled?	The applicant is providing double the amount of parking required by the City's Comprehensive Zoning By-law and has not requested a Minor Variance for parking. Any parking necessary at overflow times will be handled the same as any other residential neighbourhood property in the City.
Will the new structures affect existing sewer and water in the neighbourhood?	When circulated, the City's Engineering Division did not indicate that the proposal would impact servicing in the area.
Will the intersection of Brock St. and Carleton St. N. become a four-way stop?	Such a change is not contemplated at this time.
What are the plans for the retained lot?	The existing duplex dwelling on the retained lot is proposed to remain.
Concerned that the aesthetics may not match what currently exists in the area.	The height and setbacks will meet the requirements of the Comprehensive Zoning By-law for this location. Municipalities have little ability to control the visual design of new development.
Comment 3	
Concerned that the proposal will have an impact on the built heritage of the block and the streetscape; request for a Heritage Impact Assessment.	The nearest designated heritage asset is the 'Keefer Mansion' located over 250 metres from the subject lands on St. David Street West. Therefore, staff find that the proposal will not have an impact on heritage assets and have not required completion of a Heritage Impact Assessment.
The new lot to be created appears to encroach on the	A condition has been included to ensure the decks and stairs of the existing duplex dwelling are removed to the satisfaction of the City.

decks and stairs of the existing duplex.	
Concerned that the height will “create a visual blemish on the area.”	The applicant has not applied for a Minor Variance for height. Therefore, the height of the development will meet the requirements of the Comprehensive Zoning By-law: 11 metres or less.
Concerned about overflow parking as there appears to only be space for one parking space per unit.	The applicant has proposed to provide two parking spaces per unit, double the amount required by the Comprehensive Zoning By-law, and has not requested a minor variance for parking. Any parking necessary at overflow times will be handled the same as any other residential neighbourhood property in the City.
Concerned that impacts would arise were the same development proposed on the retained lot.	No development is currently planned on the retained lot. The existing duplex dwelling is proposed to remain.

AGENCY COMMENTS

The application was re-circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands. The application was also circulated to internal departments and external agencies for comments, which are summarized below. Note that agency comments received as a result of circulation prior to the June 18th, 2026 Committee meeting still apply and can be found in the prior report.

No agencies or departments had provided comment as of the time of writing this report.

CONCLUSION

It is the recommendation of Planning staff that Consent Application D10-03-2026, for the purpose of severance at 10 Brock Street **BE APPROVED**, subject to the conditions listed herein.

It is the recommendation of Planning staff that Minor Variance Application D13-03-2026, for the purpose of the development of three townhouse dwelling units at 10 Brock Street **BE APPROVED**, subject to the condition listed herein.

Prepared by:

Shawn Heerema
Planning Student
City of Thorold Planning

Submitted by:

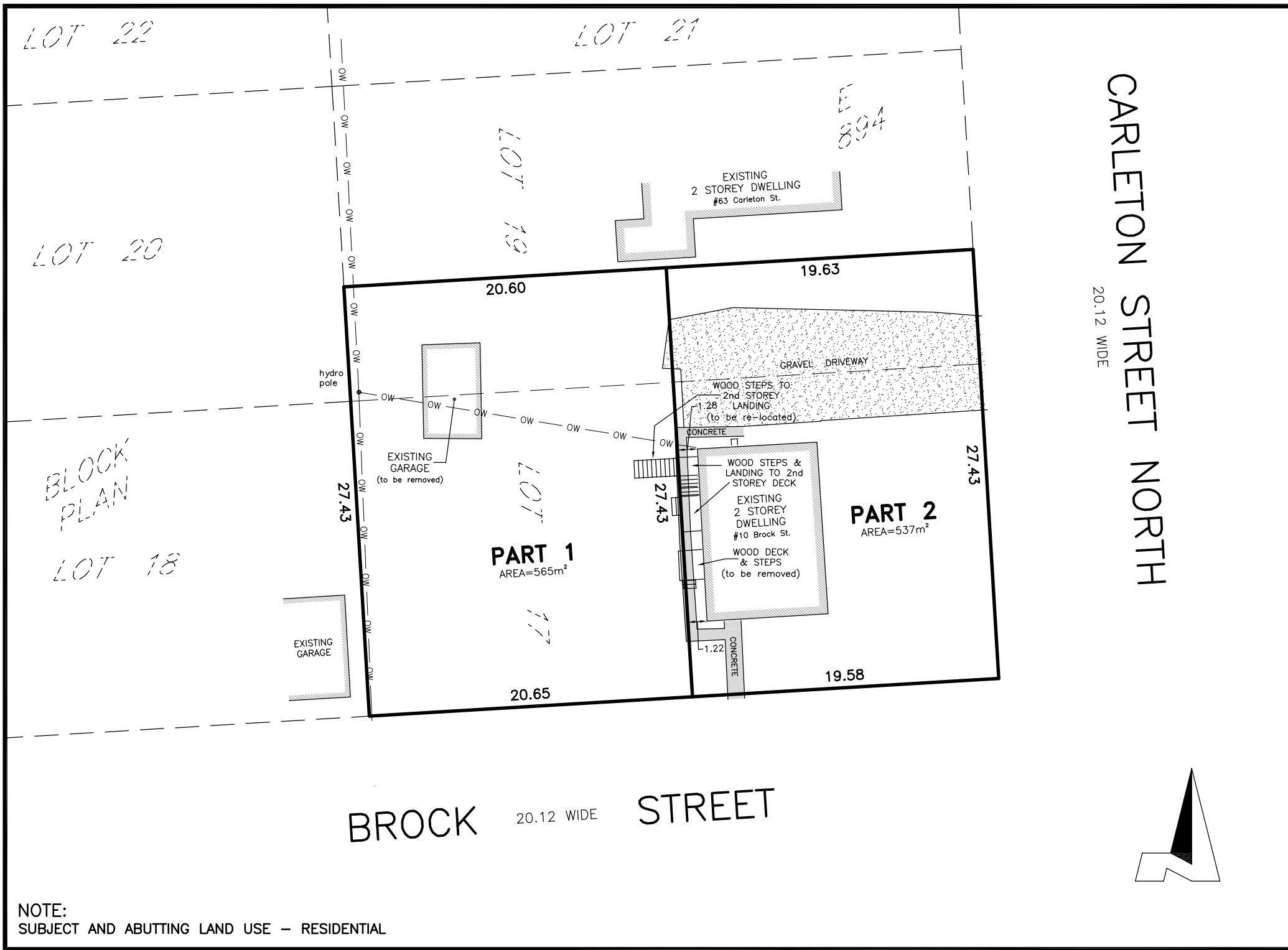
Kevin Nunn MCIP, RPP, PMP
Senior Planner
City of Thorold Planning

Appendices

Appendix A	Severance Sketch
Appendix B	Concept Plan
Appendix C	Rendering
Appendix D	Front Elevation
Appendix E	Comments



Appendix A - Severance Sketch



KEY MAP
NOT TO SCALE

SKETCH
PREPARED FOR CONSENT APPLICATION
LOT 17 AND PART OF LOT 19
BLOCK E — PLAN 984
IN THE
CITY OF THOROLD
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 300 (METRIC)

NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY. DO NOT SCALE FROM THIS DRAWING. ALL MEASUREMENTS ARE +/- MEASUREMENTS.

"THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL"

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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APRIL 8, 2026 
DATE DONALD G. CHAMBERS, B. Sc., O.L.S.

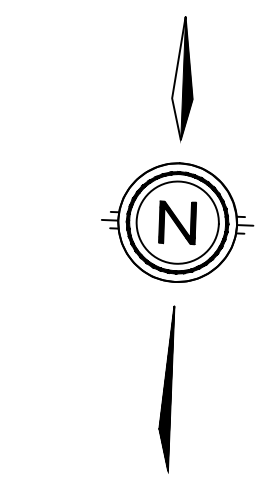
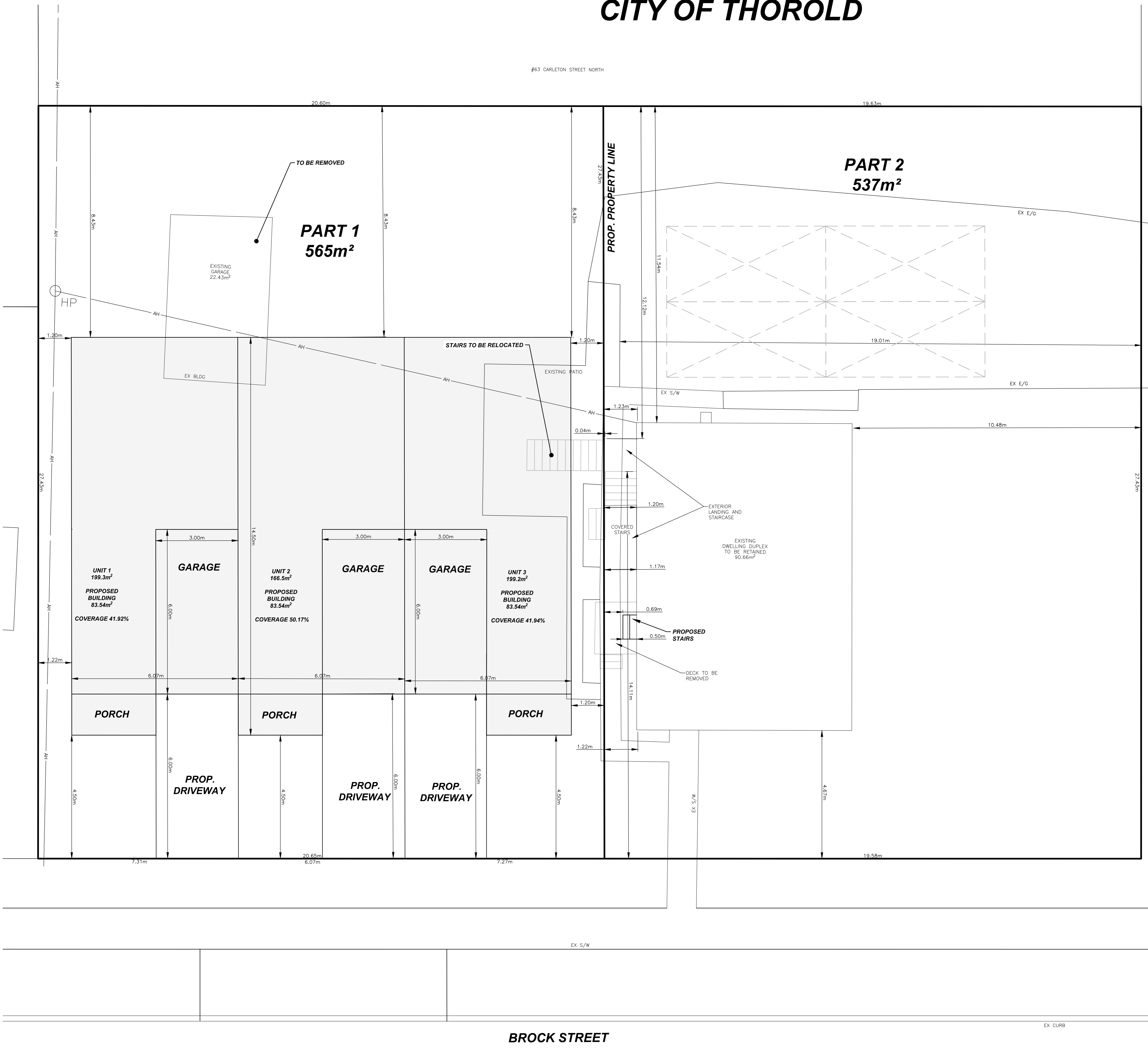
CHAMBERS AND ASSOCIATES
SURVEYING LTD
12 THOROLD ROAD EAST (905) 735-7841 / 735-7844
WELLAND ONTARIO FAX (905) 735-7333
L3C 3T2 www.casl-surveying.com

DWG **02092-1_SEV** FILE **02-92-1**

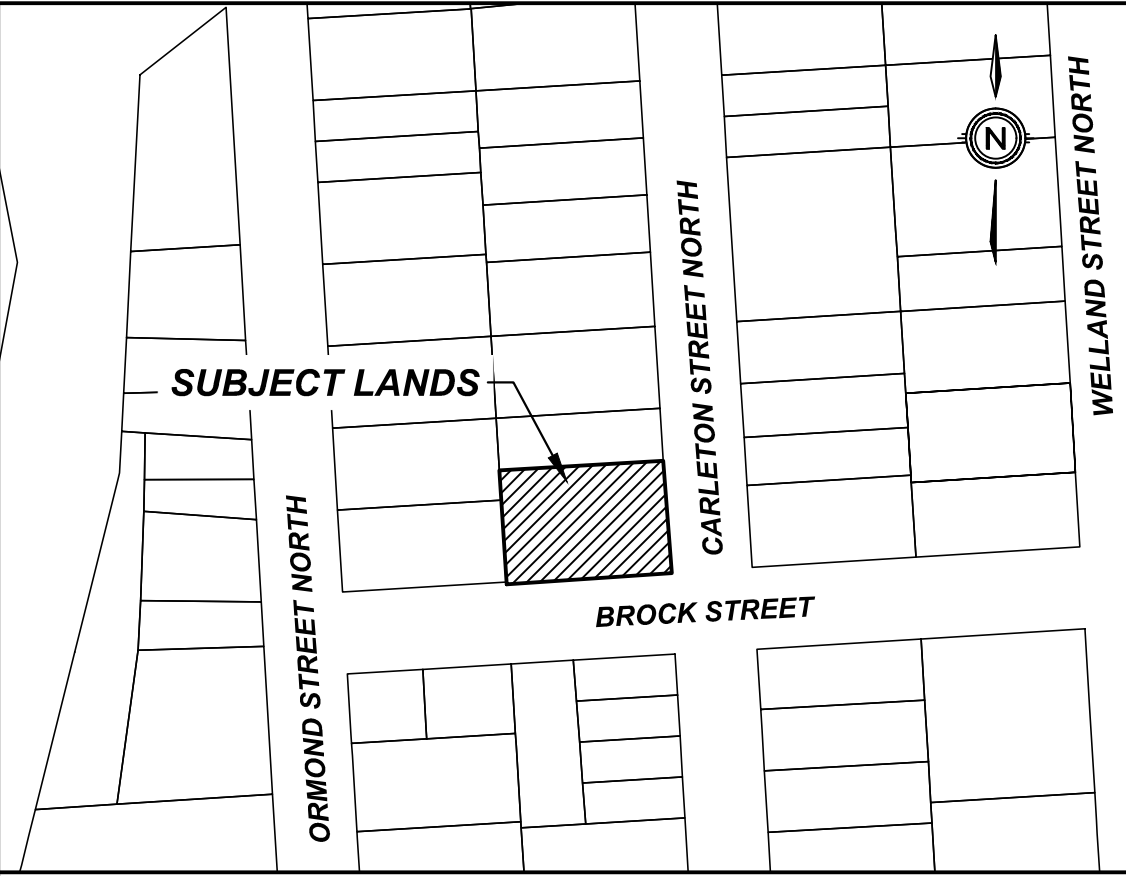


Appendix B - Concept Plan

10 BROCK STREET SEVERANCE
CITY OF THOROLD



CARLTON STREET NORTH



KEY PLAN
N.T.S.

LEGAL DESCRIPTION
PLAN 1890 LOT 17 PT LOT 19;
BLOCK E NP 89
CITY OF THOROLD

ZONING MATRIX BY LAW 60 (2019) R1C				
R1C PERMITTED USES: TOWNHOUSE (STREET)				
PROVISION	ZONING (R1C)	PART 1		
		UNIT 1	UNIT 2	UNIT 3
Minimum Lot Area	180m² per interior unit and 225m² per end unit	199.3m²	166.5m²	199.2m²
Minimum Lot Frontage	6.0m per interior unit and 7.5m per end unit	7.31m	6.07m	7.27m
Minimum Front Yard Setback	4.5m to dwelling 6.0m to attached private garage or carport (1)	4.5m 6.0m	4.5m 6.0m	4.5m 6.0m
Minimum Interior side yard	1.2m (2)	1.2m	N/A	1.2m
Minimum Exterior Side Yard Setback	4.5m to dwelling 6.0m attached private garage or carport(1)	N/A	N/A	N/A
Rear Yard Setback	7.5m	8.43m	8.43m	8.43m
Maximum Lot Coverage (percent of lot area)	45%	44.36%		
Maximum Building Height (metres)	11m	11m	11m	11m
Minimum Landscaped Open Space (percent of lot area)	30%	46.30%		
Maximum Width of a Private Garage Attached to the main building	60% of the main building front wall length	49.4%	49.4%	49.4%
Maximum Number of Attached Dwelling Units	3	3	3	3
(1) Notwithstanding anything to the contrary, no principal entrance of a dwelling shall be setback more than 1.5 m from the front wall of the dwelling or the front face of an attached private garage or carport in the R1A, R1B, R1C, R1D, R2A and R2B zones. (2) The minimum interior side yard shall not be required where attached dwelling units share a party wall.				
6.15 PARKING SPACE REQUIREMENTS				
Single detached dwelling, semi-detached dwelling unit, duplex, triplex dwelling, or street townhouse dwelling	1 space for each dwelling unit	2 spaces	2 spaces	2 spaces

ZONING MATRIX BY LAW No. 60 (2019) R1C		
R1C PERMITTED USES: DWELLING DUPLEX		
PROVISION	ZONING (R1C)	PART 2
Minimum Lot Area	325.0m²	537m²
Minimum Lot Frontage	10.5m	19.58m
Minimum Front Yard	4.5 m to dwelling/ 6.0 m to attached private garage or carport (1)	4.67m
Minimum Rear Yard	7.5m	11.54m
Minimum Interior Side Yard	1.2m	1.22m
Minimum Exterior Side Yard	4.5 m to dwelling/ 6.0 m to attached private garage or carport (1)	10.52m
Minimum Landscape Open Space	30%	53.5%
Maximum Lot Coverage	45%	16.8%
Maximum Height	11.0 m	11.0m
Maximum Width of a Private Garage Attached to the Main Building	65% of the main building front wall length	N/A
6.15 PARKING SPACE REQUIREMENTS		
Single detached dwelling, semi-detached dwelling unit, duplex, triplex dwelling, or street townhouse dwelling	1 space for each dwelling unit	4 spaces
3.26 PERMITTED ENCROACHMENTS/PROJECTIONS		
fire escapes and exterior staircases, including an exterior landing	1.2m	1.2m

1	ISSUED FOR REVIEW	2026-05-21	ND
0	REVISION	DATE	INIT



DRAWING TITLE CONCEPT PLAN	DRAFTING	ND
	DATE	MAY 21, 2026
	PRINTED	MAY 21, 2026
	SCALE	1:75
DWG No.	26008-CP	REV
		0

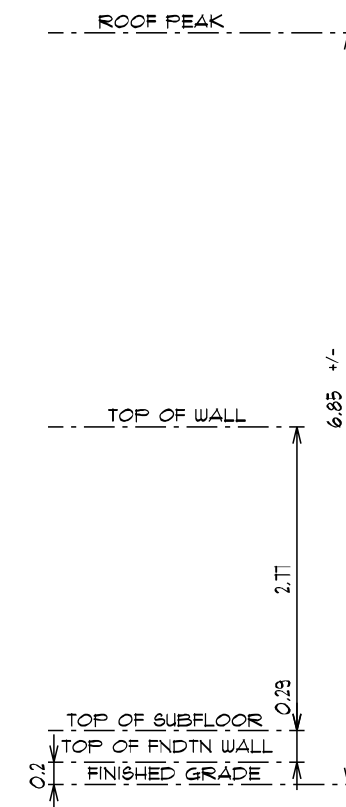


Appendix C - Rendering





Appendix D - Front Elevation



10 BROCK STREET, THOROLD, ON

FRONT ELEVATION

July 3, 2026

J.N.

01:28 PM

CONTRACT # 2026-246

PLAN # TH186

NAUTA HOME DESIGNS



Appendix E - Comments



NIAGARA REGION COMMENTS

Public Works – Infrastructure Planning and Development Division

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

June 10, 2026

Region Files: PLCS202600634, PLMV202600633

David Schoenholz
Planning Clerk
City of Thorold
8 Carleton Street South
Thorold, ON, L2V 5C2

Dear Mr. Schoenholz:

**Re: Regional and Provincial Comments
Proposed Consent and Minor Variance Applications
City Files: D10-03-2026, D13-03-2026
Owners: WD Homes Inc. (Joshua Davidson and Michael Wilson)
Agent: Upper Canada Consultants (Eric Beauregard)
10 Brock Street
City of Thorold**

Regional Infrastructure Planning and Development staff has reviewed the proposed consent and minor variance applications for lands municipally known as 10 Brock Street in the City of Thorold. The applications are required to facilitate the development of a street townhouse dwelling containing three rental units.

The consent application proposes to sever Part 1 on the submitted sketch, prepared by Chambers and Associates Surveying Ltd. (dated April 8, 2026) with a lot frontage of 20.65 metres and a lot area of 565 m². Part 2 on the submitted sketch is proposed to be retained with a lot frontage of 19.58 metres and a lot area of 537 m².

The minor variance application is seeking relief from the City of Thorold Zoning By-law (60) 2019 to reduce the minimum lot area for an end unit of a street townhouse dwelling from 255 m² to 195 m², to reduce the minimum lot area for an interior unit of a street townhouse dwelling from 180 m² to 160 m², and to reduce the minimum lot frontage for an end unit of a street townhouse dwelling from 7.5 m to 7.2 m.

Comments related to archaeology are provided as advisory under the Planning Services Agreement (PSA) between the Region and the City.

June 10, 2026

Archaeological Potential

The *Provincial Planning Statement, 2024 (PPS)* and the *Niagara Official Plan, 2022 (NOP)* state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved, or the land has been investigated and cleared or mitigated following clearance from the Province. The subject land is mapped as an area of archaeological potential in Schedule K of the NOP.

The proposal involves the creation of a new lot for the purpose of constructing a new dwelling. In accordance with NOP Policy 6.4.2.6, staff recommend a Stage 1-2 Archaeological Assessment, prepared by a licensed archaeologist be submitted as a condition of consent. The assessment is to be submitted to the Ministry of Citizenship and Multiculturalism (MCM), with their acknowledgement letter shared to the City of Thorold.

Conclusion

From a Provincial and Regional policy standpoint, it is the responsibility of City staff to evaluate whether the proposal is consistent with the *Provincial Planning Statement* and conforms to the *Niagara Official Plan*.

To assist City staff in their review under the PSA, staff recommend as a condition of consent that the owner submits a Stage 1-2 Archaeological Assessment (at minimum), prepared by a licensed archaeologist to the MCM and receive an acknowledgement letter from MCM (copied to the City of Thorold) confirming that all archaeological resource concerns have met licensing and resource conservation requirements prior to any development on the site. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the Ministry through the City of Thorold confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

Should you have any questions, please contact the undersigned at Katie.Young@niagararegion.ca. Please send the staff report and notice of the Committee's decision on the application when available.

Kind regards,



Katie Young, MCIP, RPP
Senior Planner

cc: Pat Busnello, MCIP, RPP, Manager, Development Planning



ALECTRA UTILITIES COMMENTS

From: [Network Info](#)
To: [David Schoenholz](#); [City of Thorold Planning](#)
Subject: RE: City of Thorold Committee of Adjustments - June 18, 2026
Date: May 27, 2026 11:15:47 AM
Attachments: [image007.jpg](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)

Good morning,

10 Brock St and 1892 Turner Rd are not serviced by Alectra Utilities.

Regards,



Samantha Burke
ICI & Layouts
55 John Street North, Hamilton, ON, L8R 3M8
t 905.798.2971
alectrautilities.com



From: David Schoenholz <David.Schoenholz@thorold.ca>
Sent: Friday, May 22, 2026 12:48 PM
To: Abby.LaForme@mncfn.ca; Abu Rashed <Abu.Rashed@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; Building <Building@thorold.ca>; Daniel Dickson <Daniel.Dickson@thorold.ca>; David Hornblow <David.Hornblow@thorold.ca>; Deanna Graham <Deanna.Graham@thorold.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; FPO <FPO@thorold.ca>; Geoff Holman <Geoff.Holman@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Lori.Karlewicz@niagararegion.ca; Paula Wake <Paula.Wake@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; Susan.Dunsmore@niagararegion.ca; Ugo Obiako <Ugo.Obiako@thorold.ca>; Usama.Ali@ontario.ca; andrew.carrigan@canadapost.ca; circulations@bell.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; executivevp.lawanddevelopment@opg.com; jeremy.leemet@cogeco.com; katie.young@niagararegion.ca; landuseplanning@hydroone.com; matthew.prestinaci@ontario.ca; municipalplanning@enbridge.com; Network Info <network.info@alectrautilities.com>; planning@dsbn.org; planning@ncdsb.com; ppearson@npca.ca; sritchie@stcatharines.ca; talitha.laurenson@opg.com; thoreng <thoreng@thorold.ca>; tlennard@npca.ca; zone2scheduling@hydroone.com
Cc: City of Thorold Planning <Planning@thorold.ca>
Subject: City of Thorold Committee of Adjustments - June 18, 2026

NOT FROM ALECTRA! Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold June Committee of Adjustment meeting - ☐
[FileLink](#)

Consent	D10-03-2026	10 Brock Street
Minor Variance	D13-03-2026	10 Brock Street
Minor Variance	D13-04-2026	1892 Turner Road

Please review and provide comments to the Planning@Thorold.ca on or before 4:00 pm, June 10, 2026. If no comment or intention to provide response is received, we will consider this to mean there is



COGECO COMMENTS

From: [Jeremy Leemet](#)
To: [City of Thorold Planning](#)
Cc: [David Schoenholz](#)
Subject: Re: City of Thorold Committee of Adjustments - June 18, 2026
Date: May 22, 2026 1:55:08 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Good Afternoon
Cogeco has no comment.
Thanks Jeremy Leemet

On Fri, May 22, 2026 at 12:47 PM David Schoenholz <David.Schoenholz@thorold.ca> wrote:

Hello,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold June Committee of Adjustment meeting - ☐
[FileLink](#)

Consent	D10-03-2026	10 Brock Street
Minor Variance	D13-03-2026	10 Brock Street
Minor Variance	D13-04-2026	1892 Turner Road

Please review and provide comments to the Planning@Thorold.ca on or before **4:00 pm, June 10, 2026**. If no comment or intention to provide response is received, we will consider this to mean there is no comment on the application.

Regards,

City of Thorold Logo



David Schoenholz

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON, L2V 4A7

www.thorold.ca

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JEREMY LEEMET
Network Delivery Coordinator
Niagara
phone # (437)553-7079

7170 McLeod
Road
Niagara Falls,
Ontario L2G



HYDRO ONE COMMENTS

From: [LANDUSEPLANNING](#)
To: [David Schoenholz](#)
Subject: Thorold - 10 Brock Street - D10-03-2026
Date: June 1, 2026 11:00:14 AM

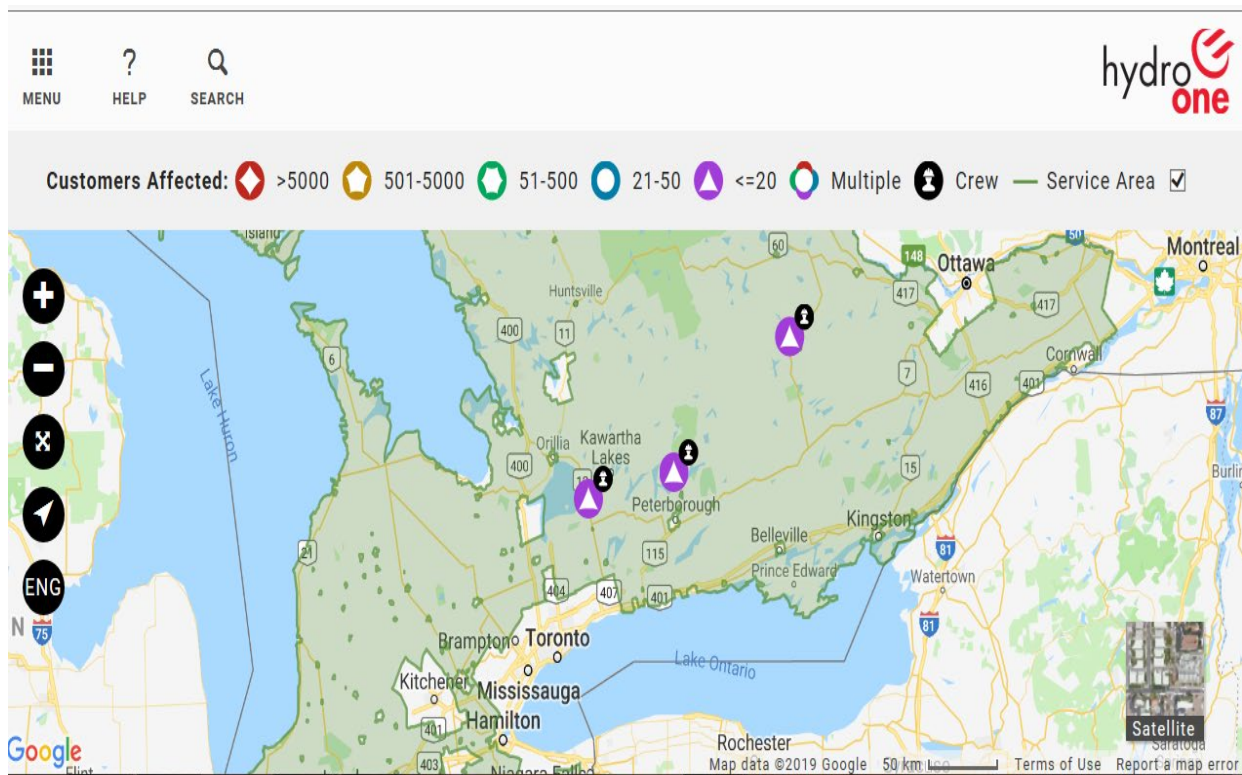
Hello,

We are in receipt of your Application for Consent, D10-03-2026 dated 2026-05-22. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact Land Use Planning.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com



CITY OF THOROLD BUILDING COMMENTS

From: [David Hornblow](#)
To: [David Schoenholz](#)
Subject: RE: City of Thorold Committee of Adjustment - July 16, 2026
Date: July 13, 2026 12:04:24 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi David,

With regards to the Servance on 10 Brock Street a greater set back for the building maybe required depending on the size of unprotected opens on the building face with the proposed set back of 1.2 m additional information would be required that would include spatial separation calculation to confirm if a 1.2m set back is adequate. Demolition permit would be required, and new building permit would be required to deal with any reconstruction of stairs, landings and or decks that serve the multi family dwelling.

Comments with regards to dance studio proposal at 3250 Schmon Parkway can be covered under the building permit application.

Thanks,



David Hornblow
Manager of Building Services
Development Services
City of Thorold
905-227-6613 x329
P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON, L2V 4A7
www.thorold.ca

From: David Schoenholz <David.Schoenholz@thorold.ca>
Sent: June 30, 2026 3:46 PM
To: tlennard@npca.ca; appearson@npca.ca; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Daniel Dickson <Daniel.Dickson@thorold.ca>; David Hornblow <David.Hornblow@thorold.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; Building <Building@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Deanna Graham <Deanna.Graham@thorold.ca>; Geoff Holman <Geoff.Holman@thorold.ca>; sritchie@stcatharines.ca; andrew.carrigan@canadapost.ca; matthew.prestinaci@ontario.ca; katie.young@niagararegion.ca; Jessica.Fajta@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; circulations@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; executivevp.lawanddevelopment@opg.com; talitha.laurenson@opg.com; NoticeReview@infrastructureontario.ca; Paula Wake <Paula.Wake@thorold.ca>; Usama.Ali@ontario.ca; network.Info@horizonutilities.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com
Cc: City of Thorold Planning <Planning@thorold.ca>
Subject: City of Thorold Committee of Adjustment - July 16, 2026

Hello Everyone,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold July Committee of Adjustment meeting – [File Link](#)

Please note: 10 Brock was previously circulated and there has been NO material change, however it was deferred to the July CoA by Committee.



Public Comments

Brian Hildebrandt

65 Carleton St N
Thorold ON L2V 2B1

Secretary Treasurer
8 Carleton St S
Thorold ON L2V 5C2

RE: Notice of Objection

Application: D10-03-2026
Roll Number: 2731 0000 0100 700
Subject Lands:
10 Brock St
PLAN 1890 LOT 17 PT LOT
19 BLOCK E NP 894
Thorold ON

Dear Members of the Committee of Adjustment,

I am formally writing to register my opposition to the proposed Severance and Minor Variance with proposed townhouse development for the property located at 10 Brock St.

As a resident and direct neighbour of this area, I believe the proposed plan is inappropriate and constitutes poor planning for our historical neighbourhood. My primary objections are as follows:

- Trying to fit 3 Townhouses on to a small lot that requires variance is unacceptable, build 2 if you must.
- There is no readable description of what these townhouses will be (height, style, sq footage) the document sent to us along with the website are unreadable, not enough information.
- There is no street parking (limited) on Brock St., how will overflow parking be handled.
- Will the new structures affect existing sewer and water in the neighbourhood.
- With added traffic, will the intersection of Brock and Carleton become a 4 way stop.
- What will the future plans be for the Part 2 lot (more townhouses)
- Being historical neighbourhood with larger lot sizes, the cramped townhouses may not fit the aesthetics of the area.
- Worried that the new builds will turn into rentals, not controlled

I would like to be notified of the decision of the Committee of Adjustment in respect of the proposed consent.

Thank you for your time and consideration,



Brian Hildebrandt

COMMITTEE OF ADJUSTMENT
Development Services Department
8 Carleton Street South
Thorold ON L2V 5C2

REGARDING PROPOSED APPLICATION

CONSENT

Application: D10-03-2026
Roll Number: 2731 0000 0100 700

MINOR VARIANCE

Application: D13-03-2026
Roll Number: 2731 0000 0100 700

SUBJECT LANDS

10 Brock Street
PLAN 1890 LOT 17 PT LOT
9 BLOCK E NP 894
Thorold, Ontario

Comments and review submitted by:

Ted Wlazlo
108 Carleton Street North
Thorold ON L2V 2B2
905-351-7603

Please call.

TO THE COMMITTEE OF ADJUSTMENT

GENERAL CONCERNS

In the past, the Ontario Ministry of Culture had an initiative to preserve Ontario heritage.

It's objective was to "IDENTIFY - PROTECT - PROMOTE"

It was designed to strengthen Ontario heritage.

I feel this may be a proposal that requires us to think this way again.

We can identify the heritage significance of the adjacent neighbourhood. We can make every effort to protect the character of an area dating from our Second Welland Canal and we can continue to promote our historic, architectural and natural heritage to those visiting our city.

The neighbourhood adjacent to the proposed development includes a number of significantly unique and important Thorold heritage properties.

Some homes have dates of 1852, 1856, 1874, 1879 and show a historic evolution being built as the Second Canal developed. They have historic or architectural value and many are fully restored creating a mature, stable neighbourhood.

Most significant on this block of Carleton Street North is the L.G. Lorrimer home and coach house.

L.G. Lorrimer served the Thorold community for 43 years as an educator and principal. The elaborate Victorian architecture and preserved coach house are a jewel in our heritage assets.

This collection of properties also creates a natural heritage streetscape of large trees (some century and older) with large open yards. Streetscape can be a criteria for LACAC. To obstruct this streetscape would detract from the visual experience of the area. Again, what our tourists come to see.

TO THE COMMITTEE OF ADJUSTMENT

SITE PLAN AND PROPOSAL

This is, unfortunately another example of squeezing in the most into a space that it doesn't actually fit into and making everyone change the rules to suit an overdeveloped project.

It could be a spectacular single family home blending beautifully and adding more character to the neighbourhood. But, it has been proposed to squeeze 3 stacked boxcar size units from side to side and front to back on the newly created extra lot?

The lot line of the new Part 1 seems to encroach on the 2nd floor access and fire escape stairs on the west side of the existing building.

The most likely, staggering height of the building to support even a single person in each unit will create a visual blemish on the area.

As there is only enough land left for one parking space per unit, any overflow parking will be on the already full adjacent streets as Brock Street has no parking.

The MAIN CONCERN is the newly created PART 2.
This lot directly impacts the historic and natural character of Carleton Street North. All four corners have open yards, making a friendly, safe and unassuming gateway into the neighbourhood. Heights over two stories are not consistent with existing properties on the block.

The plans for Part 1 can now make this lot vulnerable to incompatible development.

Another building, the same as the Part 1 proposal would look completely out of place, block traffic and pedestrian views and increasingly impact parking, snow removal and road congestion.

TO THE COMMITTEE OF ADJUSTMENT

RECOMMENDATIONS

I would respectfully request The Committee of Adjustment to make the following recommendations to Thorold City Council:

PART 1 on PROPOSAL

1. Reduce plan to two family size units to avoid creating instant overcrowding congestion on Brock and Carleton Streets.

PART 2 on PROPOSAL

Provisions of approving Consent

to apply to any future development proposal for Part2

1. Add amendment to zoning to restrict size,
2. Add amendment to zoning to restrict height
3. Add amendment to zoning to restrict building location
4. Add amendment to zoning to maximize greenspace
5. Add amendment to zoning to provide sufficient off road parking
6. Apply Official Plan recommendations without variances
7. Heritage Thorold LACAC provide heritage impact report for proposal

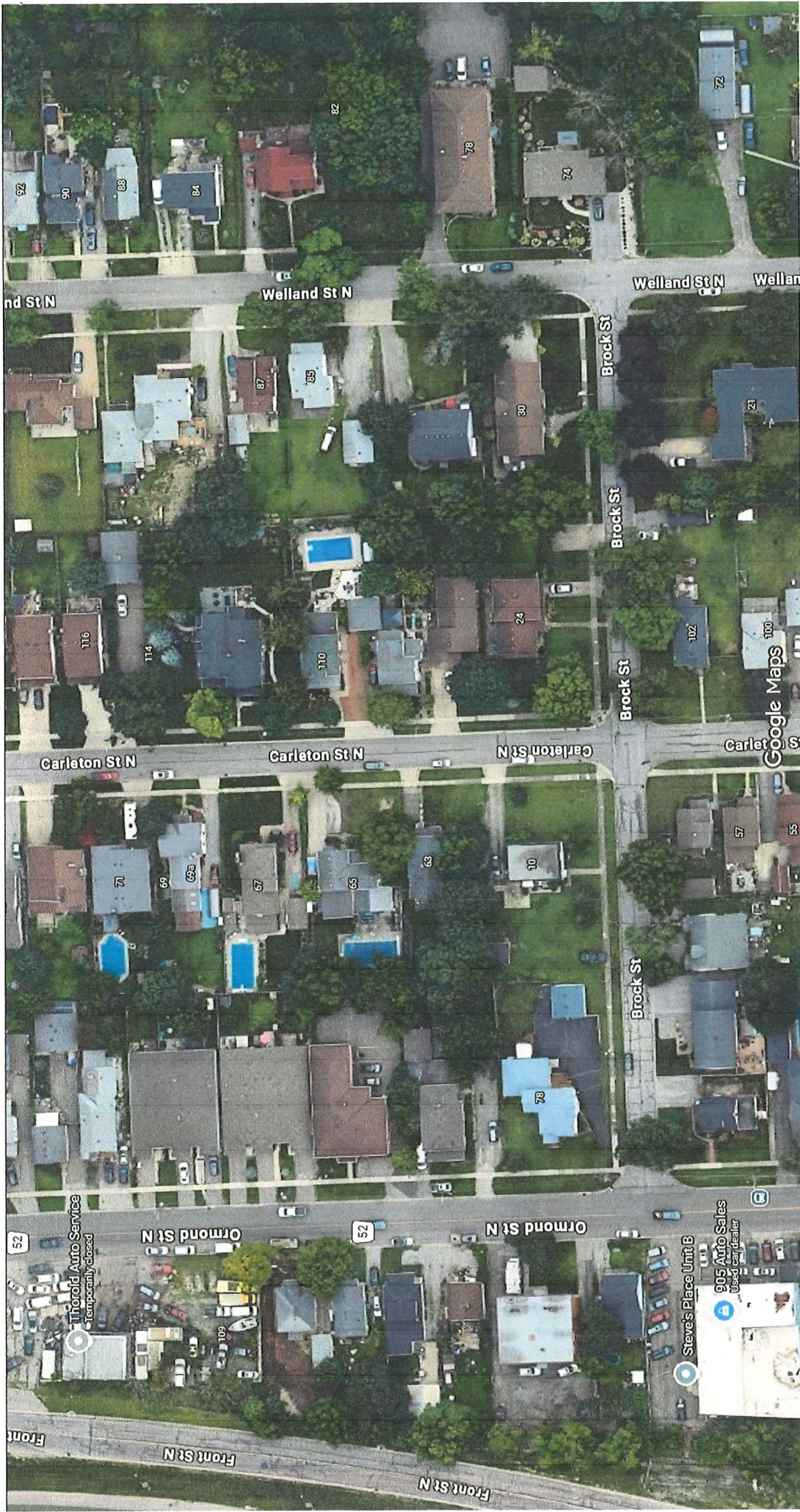
IN CLOSING

There is extensive building progressing everywhere in Thorold. This seems like non-essential, unnecessary infilling with limited regard for the neighbourhood and geared to developer profits. For some reason this block of Carleton Street has managed to preserve it's heritage homes, it's heritage character and it's natural beauty.

It is easy to IDENTIFY the importance of this area.

We need to PROTECT as much of this endangered heritage as we can.

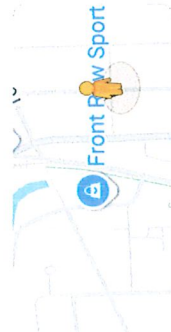
We should PROMOTE compatible proposals in sensitive areas.





Google Maps

Image capture: Jul 2025 © 2026 Google



Thorold, Ontario

 Google Street View

May 2014 [See more dates](#)



Google Maps



