



## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – April 20, 2026

**FILE NO.:** D10-01-2026  
**ROLL NO:** 2731 000 032 40000 0000  
**SUBJECT LAND:** 17 Biggar Road, Thorold  
CROWLAND CON 1 PT LOT 17  
RP 59R10204 PARTS 1 AND 2  
**APPLICANT:** Lily Scappaticci  
**AGENT:** Steven Rivers, South Coast Consulting  
**HEARING DATE:** Thursday, April 16, 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 the subject lot (1103.8 square metres) for the creation of one (1) new residential lot.

- Part 1 on the severance sketch will be the retained lot, with frontage of 18.792 metres and lot area of 560 square metres. Currently contains a 657 square metres 1 storey dwelling.
- Part 2 on the severance sketch will be the severed lot, with frontage of 18 metres and lot area of 540 square metres as proposed. Currently contains a 69 square metres garage and a small greenhouse.

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 **Sunday May 10, 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
Electronically Signed By K. Daniels, Member	In favour
Electronically Signed By P. DiPaola, Member	In favour
Electronically Signed By G. Ravenek, Member	In favour

<b>Date of Decision:</b>	<b>Thursday, April 16, 2026</b>
<b>Date of Decision Notice:</b>	<b>Monday April 20, 2026</b>
<b>Last date to file a notice of appeal:</b>	<b>Sunday May 10, 2026</b>
<b>Last date to fulfill all conditions:</b>	<b>April 20, 2028</b>

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: April 16, 2026

Date of Mailing: April 20, 2026



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### SCHEDULE "A"

This is Schedule "A" attached to and forming part of the decision regarding Consent Application D10-01-2026 for 17 Biggar Road, Thorold, ON;

#### CONDITIONS:

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

- 1) That the Owner 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.
- 2) 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, the document to be provided within two years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.
- 3) 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.
- 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 the existing garage accessory structure on Part 2 be removed, unless the owner/applicant can demonstrate the following to the satisfaction of the City:
  - a. The existing accessory garage structure servicing connection to the principal dwelling (Part 1) is removed; and
  - b. The proposed lands to be severed (Part 2) be temporarily rezoned to permit the existing accessory garage structure for a period not greater than three (3) years; and
  - c. The applicant apply for and receive all required building permits; and
  - d. That all other accessory structures on Part 2 are moved/removed to the satisfaction of the City.
- 6) That all outstanding property taxes be paid prior issuance of the Certificate of Consent.
- 7) 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).
- 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, failure of which this consent shall be deemed to be refused.