

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – November 24, 2025

FILE NO.: D10-18-2025
ROLL NO: 2731 000 005 00600
SUBJECT LAND: 24 & 26 Clairmont Street, Thorold
PLAN 891 LOTS 3 AND 4 N CLAIRMONT ST
APPLICANT: Thorold Presbyterian Church c/o John Henderson
AGENT: Stephen Bedford, LANDx Developments
HEARING DATE: Thursday, November 20, 2025

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 to sever the subject lands through an addition to lot to facilitate the sale of the 26 Clairmont Street residence. As illustrated on the severance sketch, Part 2 will be severed from Part 3 and consolidated with Part 1. The remnant parcel, Part 3, contains a manse or residential dwelling. The subject lands, Part 1 and Part 2, contains St. Andrew's Presbyterian Church.

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 December 14, 2025.

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

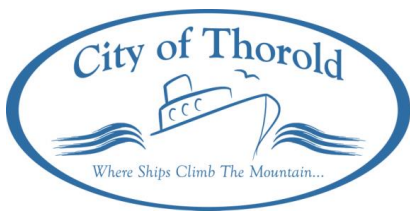
CONDITION(S): SEE SCHEDULE "A" ATTACHED

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.
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



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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:	November 20, 2025
Date of Decision Notice:	November 24, 2025
Last date to file a notice of appeal:	December 14, 2025
Last date to fulfill all conditions:	November 24, 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)).

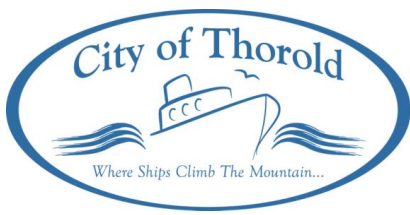
Information regarding the Ontario Land Tribunal (OLT) can be found at:
<http://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

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: November 20, 2025 Date of Mailing: November 24, 2025



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SCHEDULE "A"

This is Schedule "A" attached to and forming part of the decision regarding Consent Application D10-18-2025, 24 & 26 Clairmont Street, 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, 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 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 consent certificate, or prior to the issuance of a building permit, whichever occurs first.
- 3) That the applicant provides the Secretary-Treasurer with a copy of the transfer documents for the conveyance of the subject parcel, or a legal description of the subject parcel to be registered, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
- 4) 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.
- 5) That all outstanding property taxes be paid prior issuance of the Certificate of Consent.
- 6) That the existing structure bisecting the new proposed lot line be moved or removed completely to the satisfaction of the City.
- 7) That the City of Thorold Heritage Committee review designation By-law 36-2002 "A By-law to designate St. Andrew's Presbyterian Church at 26 Clairmont Street as being of Architectural and Historic Value or Interest" to identify any update(s), as required, to maintain the existing cultural heritage protections of St. Andrew's Presbyterian Church and amend the designating by-law as required.
- 8) That prior to the issuance of the Certificate of Consent for application D10-18-2025, the lot adjusted parcel (being Part 3 on the attached severance sketch) shall be rezoned to the satisfaction of the City.