



## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – July 22, 2025

In the matter of an application for a Minor Variance by:

**FILE NO.:** D13-03-2025  
**ROLL NO:** 273100000705200  
**SUBJECT LAND:** 15 Front Street North, Thorold  
PLAN GEORGE KEEFER PT  
LOTS 59 60 NP889 RP59R1017 PART 8  
**APPLICANT:** Jason Boccinfuso, 15 Front Street Thorold Inc  
**AGENT:** Arshad Siddiqui, C-Architecture Ltd

#### PURPOSE OF APPLICATION:

The applicant is proposing to use the existing building for a Day Care (Day Nursery) which is a permitted use in the C1-Downtown Main Street zoning applying to the lands. In order to facilitate the development, the following variance is being requested:

- Bylaw 2140(97), Part 6.15.1(2) – To reduce the parking requirement from 15 spaces to 5 spaces.

The subject lands are zoned Commercial One (C1) in accordance with the City of Thorold's Comprehensive Zoning Bylaw 60-2019.

The subject lands are designated Downtown Community Improvement and Centre Community Improvement Areas within the Urban Boundary and Delineated Built Area per the City of Thorold Official Plans (2016 and 2022) respectively. Per Order OLT-22-002825 Parking provisions are in accordance Part 6 – General Provisions of Zoning Bylaw 2140(97).

**DECISION: GRANTED**

#### 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 August 6, 2025.**

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 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>

