

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – March 23, 2026

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

FILE NO.: D13-02-2026
ROLL NO: 2731 000 026 11900
SUBJECT LAND: 2200 Gainer Street, Thorold ON
Plan M28 LOT 6 PT LOT 8 AND RP 59R17487 PART 2
APPLICANT: Ken Young, Debra Young, Jason Vincelette, Katie Arbour
AGENT: N/A
HEARING DATE: Thursday, March 19, 2026, at 9:30 am

PURPOSE OF APPLICATION:

The applicant is seeking a Minor Variance to facilitate the construction of a 223 m² accessory structure with three garage doors for household storage. To facilitate the proposed development, the applicant is requesting relief from the following provisions of the Comprehensive Zoning By-Law (60) 2019 and Comprehensive Zoning By-law 2140 (97) respectively:

- Increase in maximum height of the proposed Accessory Structure in a Residential Zone from 4.5 m to 6.0 m, which represents an increase of 1.5 m (Table 3.1 of the Comprehensive Zoning By-law (60) 2019); and
- Increase in maximum driveway width from 7.3 m to 10.0 m, which represents an increase of 2.7 m (Section 6.15.12 of the Comprehensive Zoning By-law 2140(97) as Section 4.4.2.b) maximum driveway width in the Comprehensive Zoning By-law (60) 2019 is under appeal and therefore Section 6.15.27 of 2140 (97) applies.

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 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.

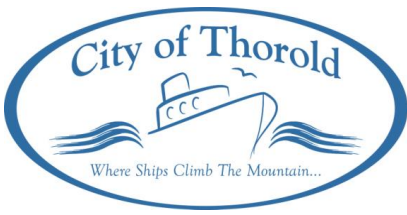
Subject to the following conditions:

- That the requested relief for an increased maximum height and increase in the maximum driveway width 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.
- That the owner submit a Stage 1 Archaeological Assessment, prepared by a licensed archaeologist, (and any required subsequent archaeological assessments) to the Ministry of Citizenship and Multiculturalism (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.

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.



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The last day for appeal of this decision is April 8, 2026.

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>

NOTICE OF DECISION – D13-02-2026 – 2200 Gainer Street

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

Date of Decision: March 19, 2026

Date of Decision Notice: March 23, 2026

Last date to file a notice of appeal: April 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