

## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – December 22, 2025

**FILE NO.:** D10-19-2025  
**ROLL NO:** 2731 000 026 15600  
**SUBJECT LAND:** 2248 Centre Street, Thorold  
Lot 53, Plan M-28; City of Thorold, Regional Municipality of  
Niagara, save and except Part 1 on Reference Plan 59R-  
18196  
(Being part of PIN 64059-0164 (LT))  
  
Part Lot 52, Plan M-28, being Part 1 59R2859, as confirmed  
by Plan 59BA1112; City of Thorold, Regional Municipality of  
Niagara  
(being all of PIN 64059-0166 (LT))  
  
Part of Lot 52, Plan M-28, being Part 1 59R4565 &  
Part 2 59R2859, as confirmed by Plan 59BA1112; City  
Of Thorold, Regional Municipality of Niagara  
(being all of PIN 64059-0167 (LT))  
**APPLICANT:** Lally Holdings Ltd.  
**AGENT:** Cam Lang, CL Planning & Design Ltd.  
**HEARING DATE:** Thursday, December 18, 2025 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:**

An application has been submitted to sever the subject lands to create one (1) new lot to facilitate future development. As illustrated on the severance sketch, Part 1 will be severed to create a new lot and Parts 2, 3 and 4 will be retained.

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 January 11, 2026.

#### **Type of Transaction for which application for consent is being made:**

- : Conveyance    ○ Mortgage or Charge    ○ Partial Discharge of Mortgage    ○ Other:

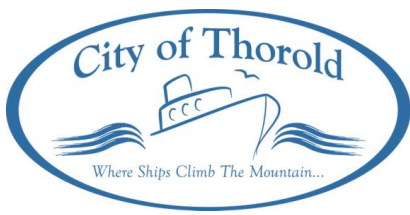
It was the decision of the Committee of Adjustment that:

#### **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



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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
Electronically Signed By E. Pizzo, Member	In favour
Electronically Signed By G. Jackson, Member	In favour
K. Daniels, Member	Absent
Electronically Signed By P. DiPaola, Member	Against
Electronically Signed By G. Ravenek, Member	In favour

<b>Date of Decision:</b>	<b>December 18, 2025</b>
<b>Date of Decision Notice:</b>	<b>December 22, 2025</b>
<b>Last date to file a notice of appeal:</b>	<b>January 11, 2026</b>
<b>Last date to fulfill all conditions:</b>	<b>December 22, 2027</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)).

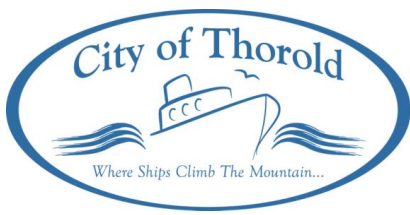
Information regarding the Ontario Land Tribunal (OLT) can be found at:  
<http://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

I, 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: December 18, 2025      Date of Mailing: December 22, 2025



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### SCHEDULE "A"

This is Schedule "A" attached to and forming part of the decision regarding Consent Application D10-19-2025 for 2248 Centre 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 the owner/applicant obtains a municipal address for both the remnant and severed parcels to the satisfaction of the City.
- 5) That the applicant enter into a Development Agreement to the satisfaction of CN.
- 6) That the applicant enter into a Development Agreement to the satisfaction of the City of Thorold to establish an addendum to the Noise and Vibration Study and to implement an archaeological warning clause on the subject lands.
- 7) That the existing accessory structure situated on Part 1 be moved or removed to the satisfaction of the City of Thorold.
- 8) 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.
- 9) That all outstanding property taxes be paid prior issuance of the Certificate of Consent.
- 10) 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.