

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – July 22, 2026

FILE NO.: D10-03-2026
ROLL NO:2731 000 001 00700 0000
SUBJECT LAND: 10 Brock Street, Thorold
PT LT 19, BLK E, PL 894 , AS IN RO414884; LT 17, BLK E, PL 894; THOROLD
APPLICANT: WD Homes Inc.; Joshua Davidson; Michael Wilson
AGENT: Eric Beauregard
HEARING DATE: Thursday, July 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 10 Brock Street (1102 m²) to facilitate the construction of a street townhouse dwelling containing three (3) rental units.

- Part 1 on the severance sketch will be the severed lot (the 'lands to be severed') and have a proposed frontage of 20.65 metres and lot area of 565 square metres.
- Part 2 on the severance sketch will be the retained lot (the 'lands to be retained') and have a proposed frontage of 19.58 metres and lot area of 537 square metres.

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 August 12, 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:

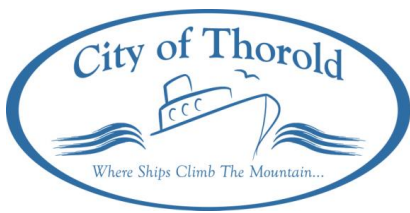
The Application for Consent be Approved with Conditions

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

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: July 16, 2026
Date of Decision Notice: July 22, 2026
Last date to file a notice of appeal: August 12, 2026
Last date to fulfill all conditions: July 16, 2028

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: July 16, 2026 Date of Mailing: July 22, 2026



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SCHEDULE "A"

This is Schedule "A" attached to and forming part of the decision regarding Consent Application D10-03-2026, 10 Brock Street, Thorold, ON;

CONDITIONS:

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

- 1) That the requested consent shall only apply to permit a severance of a general size and configuration as shown on Figure 2 of this report.
- 2) 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.
- 3) 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 to the City within two years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.
- 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 any existing structures on the subject land which are situated on or encroach from the retained property onto the severed property be removed to the satisfaction of the City of Thorold.
- 6) That the owner/applicant submits a Stage 1-2 Archaeological Assessment (at minimum), prepared by a licensed archaeologist to the MCM confirming that all archaeological resource concerns have met licensing and resource conservation requirements prior to any development on the site, to the Satisfaction of the Region and the City of Thorold.
- 7) 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.
- 8) 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).
- 9) 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.