

## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – September 19, 2025

In the matter of an application for a minor variance by:

**FILE NO.:** D13-19-2025  
**ROLL NO:** 2731 000 019 07300  
**SUBJECT LAND:** 1669 Beaverdams Road, Thorold  
THOROLD PT TWP LOTS 31 AND 32 AND  
RP 59R4927 PART 4  
**APPLICANT:** C Lynds & Son Paving  
**AGENT:** Joseph M. Tomaino, Upper Canada Consultants

#### PURPOSE OF APPLICATION:

The applicant is seeking a Minor Variance for the proposed expansion of an existing legal non-conforming business including the addition of a 371.6 m<sup>2</sup> maintenance building and conversion of an existing residence into home offices. To facilitate the proposed development, the application is requesting relief from the following provisions of the Comprehensive Zoning Bylaw (60) 2019:

- To permit the extension of the legal non-conforming use in Open Space Conservation zone (Part 10 of the Comprehensive Zoning Bylaw (60) 2019).

This application was heard at a Public Hearing of this Committee held on September 18, 2025 at City Hall, Thorold and the decision on the variance requested was made pursuant to the provisions of Section 45(2) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, as follows:

**DECISION: BE APPROVED with CONDITIONS**

#### CONDITIONS:

1. That the requested relief to permit the expansion of a legal non-conforming use within the OS2 zone 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.

#### 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 proposed expansion is appropriate; and
2. It will not result in undue adverse impacts on the surrounding neighbourhood.

**The last day for appeal of this decision is October 8, 2025.**

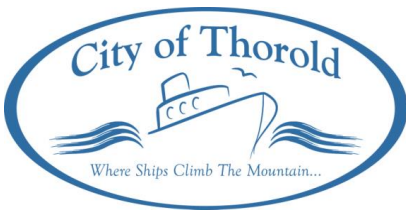
Notice of appeal must be filed with the Secretary Treasurer for the City of Thorold Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal (OLT). <https://olt.gov.on.ca/appeals-process/fee-chart/>

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>



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### **NOTICE OF DECISION – D13-19-2025– 1669 Beaverdams Road**

Electronically Signed By J. Theisen, Chair/Member      In favour

Absent - By E. Pizzo, Member

Absent - G. Jackson, Member

Electronically Signed By K. Daniels, Member                      In favour

Absent - P. DiPaola, Member

Electronically Signed By G. Ravenek, Member                      In favour

**Date of Decision:**    **September 18, 2025**

**Date of Decision Notice:**    **September 19, 2025**

**Last date to file a notice of appeal:**    **October 8, 2025**

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

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Courtney Kaupp  
Secretary-Treasurer of the Committee of Adjustment