

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.: D13-03-2026
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 Minor Variance.

PURPOSE OF APPLICATION:

The applicant is seeking a Minor Variance to facilitate the construction of a street townhouse dwelling containing three (3) rental units. To enable this proposed development, the applicant is requesting relief from the following provisions of the comprehensive Zoning By-Law (60) 2019.

- To reduce the minimum lot area for an end unit of a street townhouse dwelling from 255 square metres to 195 square metres (Table 6.3.b of the Comprehensive Zoning By-law (60) 2019).
- To reduce the minimum lot area for an interior unit of a street townhouse dwelling from 180 square metres to 160 square metres (Table 6.3.b of the Comprehensive Zoning By-law (60) 2019).
- To reduce the minimum lot frontage for an end unit of a street townhouse dwelling from 7.5 m to 7.2 m (Table 6.3.b of the Comprehensive Zoning By-law (60) 2019).

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 with a Condition

Subject to the following condition:

1. That the requested relief for decreased minimum lot area and decreased minimum lot frontage shall only apply to permit the construction of three townhouse dwelling units of a general size and configuration as shown on Figure 3 of this report.

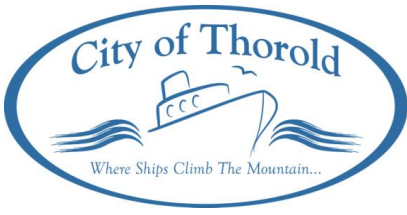
REASONS:

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 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 5 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



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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 – D13-03-2026 – 10 Brock Street

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 5 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