



## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – August 26, 2025

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

**FILE NO.:** D13-18-2025  
**ROLL NO:** 2731 000 026 20200 0000  
**SUBJECT LAND:** 1111 Barron Road, Thorold  
PT TWP LOT 136  
**APPLICANT:** Nick Leuchin  
**AGENT:** LandPRO Planning Solutions

#### PURPOSE OF APPLICATION:

This application is additionally subject to a boundary line adjustment between 1111 Barron Road and 1970 Polloway Road. This proposal involves transferring approximately 2.7 hectares (Part 3) from 1111 Barron Road (Part 2) to 1970 Polloway Road (Part 1).

The applicant is seeking a Minor Variance to facilitate the decrease in minimum total lot area for the retained lot (Part 2) as result of the boundary adjustment to 1.37 hectares. This application is requesting the following relief from the Comprehensive Zoning By-law 60-2019:

- Reduction in minimum total lot area in an Agricultural (A) Zone from 40 hectares to 1.37 hectares for the retained lot (Table 9.3 of Zoning By-law 60-2019).

**DECISION: GRANTED**

#### 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 September 10, 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>

