

COMMITTEE OF ADJUSTMENT

Department of Planning and Building Services
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7
905-227-6613

July 1, 2026

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Application for Minor Variance
D13-07-2026 – Mountainview Properties Corporation
3250 Schmon Parkway- Units 1, 2, 3, 6, 7, 8, 9, 10, and 11,
Thorold, Ontario
NIAGARA SOUTH CONDOMINIUM PLAN NO 24
Roll Number: 2731 000 02379 700
2731 000 02379 701
2731 000 02379 702
2731 000 02379 705
2731 000 02379 706
2731 000 02379 707
2731 000 02379 708
2731 000 02379 709
2731 000 02379 710

KEY FACTS

- A Minor Variance application has been submitted to permit Personal Services as a legal non-conforming use for Units 1, 2, 3, 6, 7, 8, 9, 10, and 11 to grant the expansion of a legal non-conforming use (existing dance studio).
 - The proposed dance studio will be an internal expansion from Unit 8 to include Unit 9 to accommodate operations.
- Planning staff recommend approval of the requested proposed expansion of the legal non-conforming use(s) for the above noted Units.

RECOMMENDATIONS

That the City of Thorold Committee of Adjustment **APPROVE** application D13-07-2026, submitted by Jillian Richards, Mountainview Building Group on behalf of Mountainview Properties Corporation, for lands known municipally as 3250 Schmon Parkway- Units 1, 2, 3, 6, 7, 8, 9, 10, and 11 (NIAGARA SOUTH CONDOMINIUM PLAN NO 24), as it relates

to:

1. Relief from the provisions of Part 8.2 - Table 8.2 (Permitted Uses in the Employment Zones) of the Comprehensive Zoning By-law (60) 2019 to recognize the existing Personal Service use as a lawfully established legal non-conforming use and permit its continuation within Units 1, 2, 3, 6, 7, 8, 9, 10, and 11 to facilitate the expansion of an existing dance studio, as a form of personal services within the Prestige Employment (M1-35) zone.
- 2.

Subject to the following condition(s):

- That the requested relief to permit the legal non-conforming use of Personal Services and relief to facilitate the expansion of legal non-conforming use of the Dance Studio shall only apply to the existing units owned by the applicant as shown on Figure 2 of this report.

PROPOSAL

The applicant is seeking relief from the provisions of Part 8.2 - Table 8.2 (Permitted Uses in the Employment Zones) of the Comprehensive Zoning By-law (60) 2019 to facilitate the expansion of a legal non-conforming use of Personal Services, within the Prestige Employment (M1-35) zone. In particular, this variance seeks relief to facilitate the internal expansion of an existing dance studio, established in July 2018, to accommodate its operations and recognize current uses as legally non-conforming under Section 45(2) of the *Planning Act*.

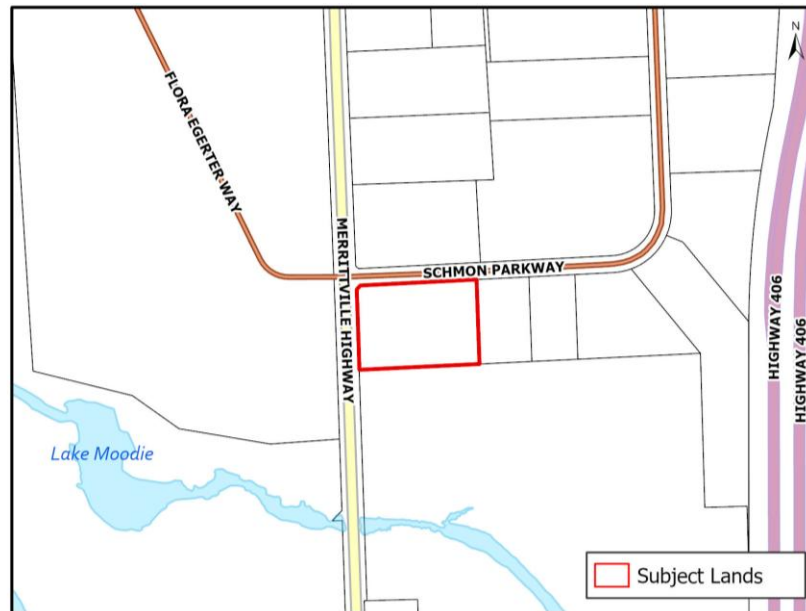


Figure 1: Location Map.

Site Description

The subject lands are known municipally as 3250 Schmon Parkway and contain a 12 - unit commercial condominium, originally constructed in 1989, that have a range of uses including a dance studio, offices, clinics, and a gas service station with a car wash. Units 1, 2, 3, 6, 7, 8, 9, 10, and 11 are owned and leased by the applicant. The lands are located north of a field used for agricultural purposes and a wooded area, east of Merrittville Highway, south of Schmon Parkway and west of lands used for employment purposes.

Under the Region of Niagara Official Plan (2022) the lands are designated as part of the Employment Lands - Knowledge and Innovation and are within an Urban Area. Under City of Thorold Official Plan (2016) the lands are within the Urban Area, part of the Brock Business Park (BBP) Secondary Plan area and are designated BBP Employment.

The lands are presently zoned site-specific Prestige Employment (M1-35) according to the City of Thorold Comprehensive Zoning By-law 60(2019). Under the previous Comprehensive Zoning By-law 2140(97) the lands were zoned site-specific Prestige Industrial (PI-1).

Planning Report

Minor Variance File D13-07-2026 – 3250 Schmon Parkway – Units 1, 2, 3, 6, 7, 8, 9, 10, and 11

City of Thorold

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All other requirements of the zoning by-law are assumed by Staff to be in conformity with required provisions and are being maintained as this is an interior renovation to the existing structure.

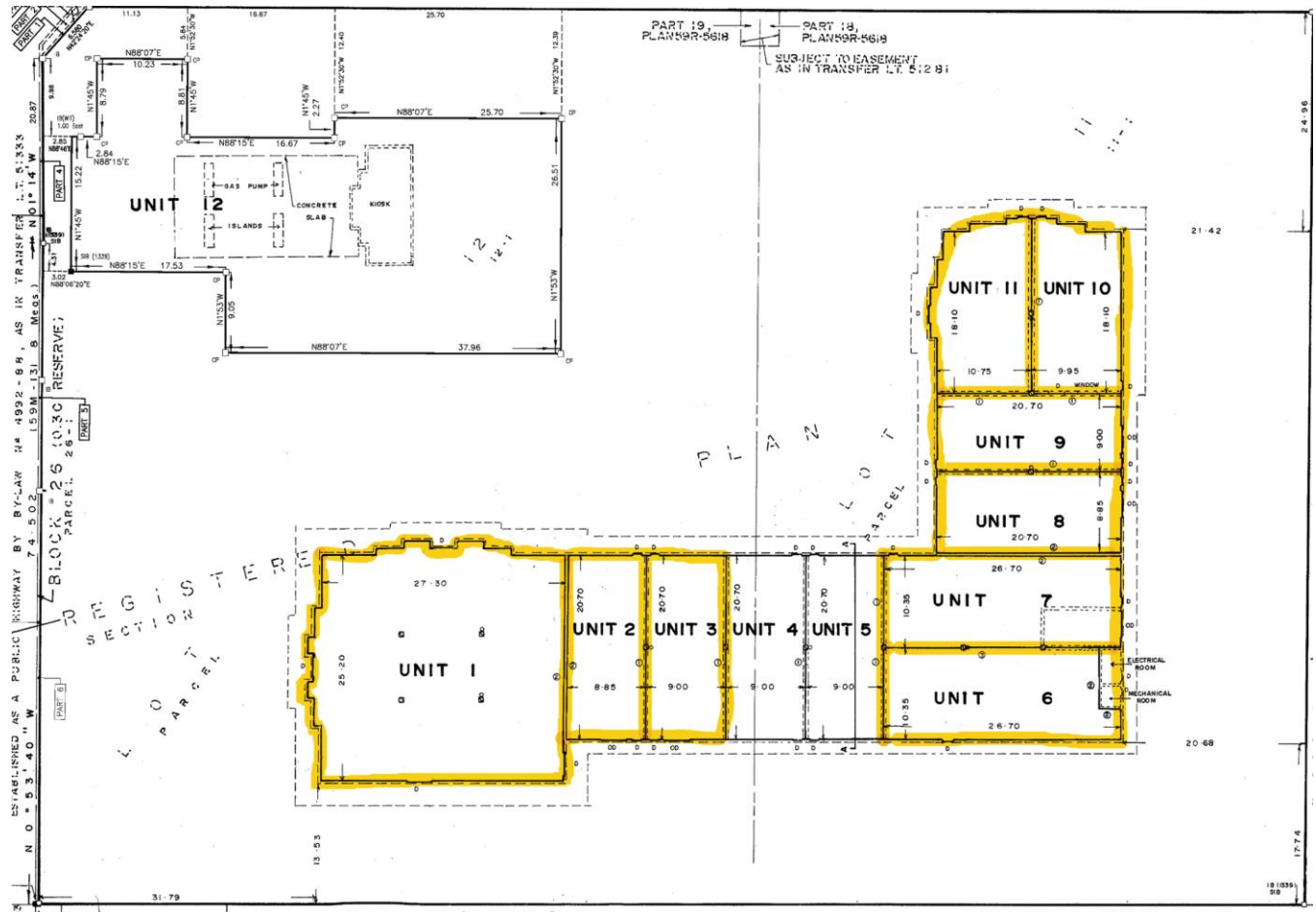


Figure 2: Units subject to the Minor Variance application.

In order to facilitate this proposal on the subject lands, Section 45(2) of The Planning Act applies:

where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law, may permit,

- (i) the enlargement or extension of the building or structure, if the use that was made of the building or structure on the day the by-law was passed, or a use permitted under subclause (ii) continued until the date of the application to the committee, but no permission may be given to enlarge or extend the building or structure beyond the limits of the land owned and used in connection therewith on the day the by-law was passed, or*
- (ii) the use of such land, building or structure for a purpose that, in the opinion of the committee, is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the uses permitted by the by-law than the purpose for which it was used on the day the by-law was passed, if the use for a purpose prohibited by the by-law or another use for a purpose previously permitted by the committee continued until the date of the application to the committee;*

Background Review

Provincial Planning Statement (PPS) (2024)

The PPS, effective October 20, 2024, provides the planning policy framework for municipalities within the Province of Ontario. The PPS includes 6 chapters, including the introduction and implementation, which outlines the goals and objectives of planning authorities as it relates to building homes, infrastructure and facilities, the wise use and management of resources, protecting public safety.

The PPS contains the following policies which relate to the submitted application:

2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) optimize existing and planned infrastructure and public service facilities;*
- c) support active transportation;*
- d) are transit-supportive, as appropriate; and*
- e) are freight-supportive*

2.4.1.2 *To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:*

- a) to accommodate significant population and employment growth;*
- b) as focal areas for education, commercial, recreational, and cultural uses;*
- c) to accommodate and support the transit network and provide connection points for inter-and intra-regional transit; and*
- d) to support affordable, accessible, and equitable housing.*

2.8.1.1 *Planning authorities shall promote economic development and competitiveness by:*

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.*

2.8.2.1 *Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.*

2.8.2.3 *Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:*

- a) planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;*

- b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;*
- c) prohibiting retail and office uses that are not associated with the primary employment use;*
- d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and*
- e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.*

Niagara Regional Official Plan (NOP) (2022)

As of March 31, 2025, the Region no longer holds planning authority under the Planning Act. The NOP now serves as an Official Plan for the City of Thorold, who in turn is responsible for ensuring conformity with its policies.

The subject lands are designated as part of the Employment Lands – Knowledge and Innovation within the NOP. The following policies of the NOP relate to the submitted application:

4.2.1.2 *The following are prohibited in all employment areas:*

- a. residential uses;*
- b. major retail / major commercial uses; and*
- c. major office uses, except major office uses are permitted on employment area lands within a strategic growth area.*

4.2.1.7 *Knowledge and Innovation employment areas are clusters of higher density employment uses, including office parks, and major institutional uses. Knowledge and Innovation employment areas will:*

- a. contain a mix of complementary land uses to facilitate partnerships and promote the sharing of ideas and information;*
- b. accommodate built form that supports nearby major institutional uses and major office uses where permitted;*
- c. attain high-quality urban design;*
- d. encourage densities that are transit-supportive; and e. incorporate active transportation facilities along active transportation networks*

4.2.1.16 *Land use permissions approved through a secondary plan or equivalent process prior to the approval of this Plan shall continue to apply within employment areas.*

4.2.4.5 *The retail sector will be supported by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities.*

City of Thorold Official Plan (CTOP) (2016)

The CTOP, approved April 18, 2016, provides the basis for managing growth within the City of Thorold. The intention of the plan is to provide direction and encouragement for public and private sector investment, while recognizing the existing, built and natural features which contribute to the quality of life in Thorold.

The subject lands are designated as part of the Brock Business Park (BBP) Secondary Plan area and are designated BBP Employment within the CTOP. The following policies of the CTOP relate to the submitted application:

B1.10.2 *The Brock Business Park Area shall be guided by the following objectives:*

- a) Promote economic development and provide basic amenities which support revitalization and investment.*
- b) Support and enhance the employment function for the Brock Business Park Area*
- c) Provide a framework for mixed-use development and redevelopment.*
- d) Provide a range of housing opportunities that support Brock University.*
- e) Maintain and enhance the campus-like setting.*
- f) Balance the needs of all users within the Brock Business Park Area.*
- g) Make best use of existing and planned infrastructure.*
- h) Provide opportunities for transit supportive development.*
- i) Promote sustainable development and redevelopment throughout the Brock Business Park Area.*
- j) Improve pedestrian safety & connectivity within the Brock Business Park Area.*
- k) Encourage a high standard of site and building design, landscaping and streetscape through urban design standards.*

B1.10.5 The BBP Employment designation is intended to provide a location for stand-alone, stable employment uses which are distinct from the more dynamic formats located in the BBP Mixed Use designation. The BBP Employment Area designation will ensure that the original employment function of the Brock Park is maintained over the longer term (for a portion of the Park), allowing for the potential to capitalize on unique employment opportunities.

B1.10.5.1 Permitted uses within the Employment Area designation include office, research and development, laboratories and other knowledge-based businesses. A limited range of light manufacturing and assembly uses are also permitted, whereby the activity has no adverse impacts on any adjacent or nearby sensitive uses. No outdoor storage is permitted. New institutional uses are not permitted, except those uses which are ancillary or associated with a proposed or existing development (such as a day care which is part of a larger office development).

Additionally, the CTOP provides guidance for evaluating non-conforming uses in Section E2 – Non-Conforming Uses.

E2.1 As a general rule, existing uses that do not conform with the policies of this Plan should gradually be phased out so that the affected land use may change to a use which is in conformity with or more compatible with the goals of the Official Plan and the intent of the Implementing Zoning By-law. In some instances, it may be necessary and practical to allow the replacement, extension or enlargement of non-conforming uses through the granting of a minor variance or by placing the use in an appropriate zone in the Implementing Zoning By-law. In such instances, Council shall have regard for the following principles:

- a) The feasibility of acquiring the property for holding, sale, lease or development by the City for a more appropriate permitted use; and,
- b) The possibility of relocating the non-conforming use to another site.

E2.2 If a property occupied by a non-conforming use cannot be acquired or the building(s) relocated, the Committee of Adjustment may, without an amendment to this Plan, allow similar or more compatible extensions or changes to a non-conforming use. Prior to such approval, the Committee shall consider the following:

- a) *The size of the extension in relation to the existing operation;*
- b) *Whether the proposed extension is compatible with the character of the surrounding area;*
- c) *The characteristics of the existing use in relation to noise, vibration, fumes, dust, smoke, odours, lighting and traffic generation and the degree to which any of these factors may be increased or decreased by the extension; and,*
- d) *The possibilities of reducing these nuisances through buffering, building setbacks, landscaping, Site Plan Control and other means to improve the existing situation, as well as minimize the problems from extension.*

Comprehensive Zoning By-Law 60(2019) (CZBL 60 (2019))

The CZBL2019, adopted May 23, 2024, is intended to implement the policies of the City's Official Plan. The Zoning By-law regulates the dimensions and built forms of permitted uses on lots, as well as identifies the relevant zone based on usage type as prescribed by the CTOP.

The subject lands are zoned Prestige Employment (M1-35) under the CZBL2019. The site-specific designation permits an automobile washing station as an accessory use to an existing legal non-conforming automobile service station.

The following uses are permitted under the CZBL 60 (2019) under Part 8.2 – Table 8.2 – Permitted Uses in the Employment Zones:

- *Laboratory*
- *Light manufacturing establishment*
- *Light service shop*
- *Office*
- *Public service facilities*
- *Research and development*

Comprehensive Zoning By-Law 2140 (97) (CZBL 2140 (97))

Under the previous By-law the lands were zoned site-specific Prestige Industrial (P1-1) which permitted in addition to listed uses an automobile service station. Under the CZBL 2140 (97) the following uses were permitted:

- (1) institutional use;*
- (2) office;*
- (3) light manufacturing carried on entirely in wholly enclosed buildings and which are not obnoxious or incompatible with other permitted uses by reason of the emission of odour, dust, smoke, noise, gas, fumes, cinders, vibration, refuse matter or water carried waste;*
- (4) research laboratory;*
- (5) retail or wholesale showroom;*
- (6) personal services;*
- (7) service shop, merchandise;*
- (8) warehouse;*
- (9) wholesale establishment;*
- (10) accessory uses, buildings and structures to the foregoing permitted uses and in accordance with the provision of Section 24.3.*

The CZBL 2140(97) includes the following definitions:

2.77 DANCE, HEALTH, AND FITNESS CLUB OR STUDIO: *means a building in which facilities are recreational athletic activities, including but not limited to body-building and exercise classes.*

2.188 PERSONAL SERVICES: *means any retail use or activity primarily devoted to the needs of persons or businesses employed or located within the Brock Business and Industrial park, and without limiting the generality of the foregoing may include restaurants, barber shops, beauty salons, banks, drug stores, dry cleaning depots, office supply stores and health clubs.*

EXPANSION OF LEGAL NON-CONFORMING USE PLANNING ANALYSIS

The Committee of Adjustment, in accordance with Section 45 (2) of the Planning Act, has the authority to permit the enlargement or expansion of a lawfully established legal non-conforming use. In considering an application under Section 45 (2), the Committee must be satisfied that the proposed expansion is:

- appropriate for the development of the land; and,
- will not result in undue or adverse effects on the surrounding lands.

A summary of planning staff's review of the proposed expansion with respect to each of these considerations is provided below.

Does the Existing Use Qualify as a Lawfully Established Legal Non-Conforming Use?

The existing dance studio was established in July 2018, prior to implementation of the CZBL (60)2019. The use is understood to fall within the definition of 'Personal Services' which was permitted under the CZBL 2140(97), which includes 'health studio' as an example of a permitted form of 'Personal Services'. A 'dance studio' is a similar type of use as a 'Health Studio' as it is part of the same definition, and accordingly, the 'dance studio' is considered to be a legally established non-conforming use and is eligible for consideration under 45(2) of the Planning Act.

Is the Expansion Appropriate for the Development of the Land?

The subject lands were developed with a condominium plaza prior to the establishment of the NOP, CTOP and CZBL 2140(97) and CZBL 60(2019). The plaza is located at the corner of Merrittville Highway and Schmon Parkway and contains 12 units in total, including a vehicle service (gas) station, offices, clinics and a dance studio. The lands have adequate parking to accommodate a range of uses. The established building will not be physically expanded through this application.

Within the CZBL 2140 (97) an area specific definition for personal services outlined the role of small-scale retail or commercial uses within the Brock Business and Industrial Park as supporting the needs of persons or business employed or located within the area. Since then, the Brock Business Park Secondary Plan has been updated and evolved. The most recent CTOP includes housing options for students north of the subject lands. The plaza continues to serve the range of employees and individuals within the BBP as well as provide stand-alone space for employment uses. Permitting the legal non-conforming use of Personal Services across the identified units will continue to make the best use of the compact built-form of the plaza, support and enhance employment function by providing services within the area and enhance the campus-like setting through the mix of employment and services on the subject lands and within the area.

Additionally, the internal expansion of the established dance studio, a form of personal service, will continue to support a stand-alone, local employer which caters to a broad demographic, including young people and adults. As outlined in the cover letter the dance studio provides recreational and wellness opportunities, enhancing workability and livability for employees and students in the park. The use additionally draws a wider clientele from the surrounding areas, which can further support economic activity within the area.

The proposed expansion of a legal non-conforming use of personal services across the applicant's units and expansion of the dance studio are appropriate for the development of the land.

Will the Expansion result in Undue or Adverse Effects on the Surrounding Lands?

The proposed variances will apply to Units 1, 2, 3, 6, 7, 8, 9, 10, and 11 within the established plaza building. The existing building footprint will not be expanded. The plaza supports both small scale, standalone permitted employment uses and legal non-conforming services. The application seeks to recognize a legal non-conforming use as permitted within the units. The plaza provides units for small-scale employment and retail or personal services that are supportive of employment uses and employees within the BBP. Personal services within the BBP provide convenience and create opportunities to support the needs of workers as well as students within proximity to other employment uses and residences.

The proposed internal expansion of the dance studio will accommodate an established growing business in a contained and orderly manner. Staff are satisfied that the proposal is consistent with Section E2.2 of the Official Plan because the expansion is not expected to generate adverse effects related to traffic, noise or compatibility with uses within the plaza or adjacent employment uses.

The proposal represents an internal expansion of an existing legal non-conforming use within an existing commercial condominium building. No additions to the building footprint are proposed, and the expansion does not extend the use onto lands beyond those historically associated with the commercial condominium. Rather, the proposal facilitates the internal reallocation of space within units held under common ownership that formed part of the same commercial complex.

Staff are satisfied that the proposed expansion remains within the limits of the lands occupied and used in connection with the existing legal non-conforming use at the time Comprehensive Zoning By-law 60(2019) came into force. No parking deficiencies are anticipated, and the scale and nature of the expanded dance studio remain compatible with surrounding employment uses. The proposal is not expected to result in undue adverse land use impacts.

COMMENTS

The application was circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands with circulation to end on July 15, 2026. The application was also circulated to internal departments and external agencies for comments. As of July 9, 2026 no detailed comments were received.

The following agencies and departments were circulated for comment and either indicated no objections or did not provide comment as of July 9, 2026. Any comments received after the generation of this report will be attached to an addendum to the agenda.

Indicated no objections	Did not provide comment
Niagara Region Alectra	NPCA MNCFN City of Thorold Building City of Thorold Engineering City of Thorold Fire City of Thorold Public Works City of Thorold Economic Development City of Thorold Community Services City of St Catharines Canada Post Ministry of Transportation NCDSB Bell Canada Cogeco Enbridge OPG Infrastructure Ontario

CONCLUSION

It is the recommendation of Planning Staff that Minor Variance Application D13-07-2026, for the purpose of permitting the expansion of the legal non-conforming use of Personal Services across Units 1, 2, 3, 6, 7, 8, 9, 10 and 11 as well as the expansion of the dance studio as a personal service at 3250 Schmon Parkway **BE APPROVED**, subject to the conditions listed herein.

Prepared by:

Courtney Kaupp
Development Planner
City of Thorold Planning

Submitted by:

Kevin Nunn MCIP, RPP, PMP
Senior Planner
Development Services

Appendices

Appendix 1

Comments



Appendix 1 - Comments



NIAGARA REGION COMMENTS

From: [Young, Katie](#)
To: [David Schoenholz](#)
Cc: [devtplanningapplications](#)
Subject: RE: City of Thorold Committee of Adjustment - July 16, 2026
Date: July 8, 2026 8:46:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Good morning David,

Regional comments provided on June 10, 2026 for 10 Brock Street remain applicable.

Regional staff have no comments to provide for 3250 Schmon Parkway.

Thank you,
Katie



Katie Young, MsC (PI), MCIP, RPP
Senior Planner

Niagara Region, 1815 Sir Isaac Brock Way,
Thorold, ON, L2V 4T7, PO Box 1042

P: (905) 980-6000 ext. 3727

W: www.niagararegion.ca

E: katie.young@niagararegion.ca



My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.

From: David Schoenholz <David.Schoenholz@thorold.ca>

Sent: Tuesday, June 30, 2026 3:46 PM

To: tlennard@npca.ca; appearson@npca.ca; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Daniel Dickson <Daniel.Dickson@thorold.ca>; David Hornblow <David.Hornblow@thorold.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; Building <Building@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; jenny.rodriguez <jenny.rodriguez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Deanna Graham <Deanna.Graham@thorold.ca>; Geoff Holman <Geoff.holman@thorold.ca>; Scott Ritchie <sritchie@stcatharines.ca>; andrew.carrigan@canadapost.ca; matthew.prestinaci@ontario.ca; Young, Katie <Katie.Young@niagararegion.ca>; Fajta, Jessica <Jessica.Fajta@niagararegion.ca>; Karlewicz, Lori <Lori.Karlewicz@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; circulations@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; executivevp.lawanddevelopment@opg.com; talitha.laurenson@opg.com;



ALECTRA UTILITIES COMMENTS

From: [Network Info](#)
To: [David Schoenholz](#)
Subject: RE: City of Thorold Committee of Adjustment - July 16, 2026
Date: July 2, 2026 10:33:06 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning,

Addresses listed below are not serviced by Alectra Utilities.

Regards,



Samantha Burke
ICI & Layouts
55 John Street North, Hamilton, ON, L8R 3M8
t 905.798.2971
alectrautilities.com
  

From: David Schoenholz <David.Schoenholz@thorold.ca>
Sent: Tuesday, June 30, 2026 3:46 PM
To: tlennard@npca.ca; appearson@npca.ca; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Daniel Dickson <Daniel.Dickson@thorold.ca>; David Hornblow <David.Hornblow@thorold.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; Building <Building@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Deanna Graham <Deanna.Graham@thorold.ca>; Geoff Holman <Geoff.Holman@thorold.ca>; sritchie@stcatharines.ca; andrew.carrigan@canadapost.ca; matthew.prestinaci@ontario.ca; katie.young@niagararegion.ca; Jessica.Fajta@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; circulations@bell.ca; jeremy.leemet <jeremy.leemet@cogeco.com>; municipalplanning@enbridge.com; executivevp.lawanddevelopment@opg.com; talitha.laurenson@opg.com; NoticeReview@infrastructureontario.ca; Paula Wake <Paula.Wake@thorold.ca>; Usama.Ali@ontario.ca; Network Info <network.info@alecrautilities.com>; zone2scheduling@hydroone.com; landuseplanning@hydroone.com
Cc: City of Thorold Planning <Planning@thorold.ca>
Subject: City of Thorold Committee of Adjustment - July 16, 2026

NOT FROM ALECTRA! Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Everyone,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold July Committee of Adjustment meeting – [File Link](#)

Please note: 10 Brock was previously circulated and there has been NO material change, however it was deferred to the July CoA by Committee.

Consent	D10-03-2026	10 Brock Street
Minor Variance	D13-03-2026	10 Brock Street
Minor Variance	D13-07-2026	3250 Schmon Parkway



CITY OF THOROLD BUILDING COMMENTS

From: [David Hornblow](#)
To: [David Schoenholz](#)
Subject: RE: City of Thorold Committee of Adjustment - July 16, 2026
Date: July 13, 2026 12:04:24 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi David,

With regards to the Servance on 10 Brock Street a greater set back for the building maybe required depending on the size of unprotected opens on the building face with the proposed set back of 1.2 m additional information would be required that would include spatial separation calculation to confirm if a 1.2m set back is adequate. Demolition permit would be required, and new building permit would be required to deal with any reconstruction of stairs, landings and or decks that serve the multi family dwelling.

Comments with regards to dance studio proposal at 3250 Schmon Parkway can be covered under the building permit application.

Thanks,



David Hornblow
Manager of Building Services
Development Services
City of Thorold
905-227-6613 x329
P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON, L2V 4A7
www.thorold.ca

From: David Schoenholz <David.Schoenholz@thorold.ca>
Sent: June 30, 2026 3:46 PM
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Cc: City of Thorold Planning <Planning@thorold.ca>
Subject: City of Thorold Committee of Adjustment - July 16, 2026

Hello Everyone,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold July Committee of Adjustment meeting – [File Link](#)

Please note: 10 Brock was previously circulated and there has been NO material change, however it was deferred to the July CoA by Committee.