

Feb 13, 2026

From: Greg Hynde — Urban Environments — gahynde@icloud.com

Subject: 2nd Submission Comments — Merrittville Speedway & Entertainment
Zoning By-law

To: Kevin Nunn — Kevin.Nunn@thorold.ca
Cc: Conor Warren — Conor.Warren@thorold.ca
Marc Davidson — Marc.Davidson@thorold.ca
Brian Treble — Brian.Treble@thorold.ca

Hello Kevin

I have now had an opportunity to meet with the owner and his legal reps to review your request for a 2nd submission and provide the following response:

As you can appreciate I can not change the application, or the covering letter and PJR. The request for change will have to come from Council and staff when they consider the staff Planning Recommendation report.

Our position still remains the same based on the compromise we reached with staff and lawyers on Dec 15/2025. The compromise as you know was the owner would agree to 2nd application dealing with a specific future land uses supported by technical studies in support of these uses. The control would be the H provision and the required support studies and site plan agreement.

A simple statement in the proposed by-law for “future uses” would state that any amendment to the by-law would include replacement uses based on agri-tourism, agri-commercial, agri-industrial, and agricultural—related uses as set out in comprehensive Zoning By-law 60-219. The replacement uses would require the above referenced technical studies.

If the current application is to proceed we would also request that the zoning recognition be changed to Site Specific Commercial to better reflect what the land use is. The Agricultural Site Specific Zoning is misleading to both the public and the business community.

We have attached Merrittville 2nd submission to this letter and if further clarification is required please contact me for a meeting.

Thanks

Greg Hynde
Urban Environments