

COMMITTEE OF ADJUSTMENT

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

NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE D13-26-2025 – 1355 UPPER'S LANE, THOROLD

Date: Thursday, February 19, 2026
at 9:30 a.m.

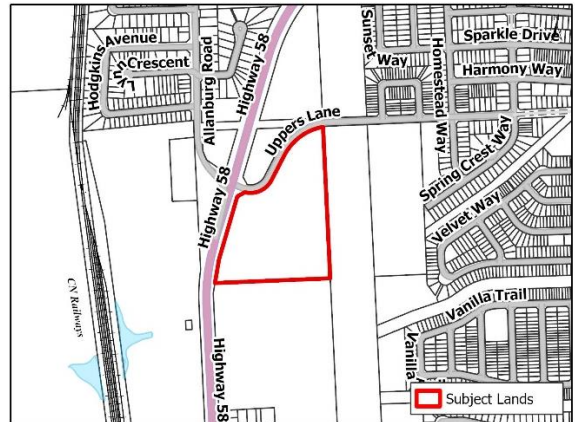
Place: Hybrid Format, See below for details

Application(s): D13-26-2025

Roll Number(s): 2731 000 026 03300

Subject Lands: 1355 Upper's Lane
THOROLD PT TOWNSHIP
LOT 93
Thorold, ON Thorold, ON

Date of Mailing: January 20, 2025



PURPOSE & EFFECT OF THE PROPOSED APPLICATION

The subject lands are the site of the Niagara Detention Centre, an approximately 4,751 m² facility that currently provides 134 parking spaces. A previous Minor Variance application was granted for parking relief in association with a 50-bed Modular Build Facility, approximately 2,450 m² in size (see below for details). The current Minor Variance application is seeking relief from parking and loading requirements of Zoning By-law 60 (2019) for two developments: a proposed expansion to the current detention centre of 338 m² (Figure 1) and the revised proposal for the Modular Build Facility to 100-beds and an increase in the gross floor area by an additional 112 m² (Figure 2).

To facilitate the currently proposed developments, the application is requesting relief from the following provisions of the Comprehensive Zoning By-law (60) 2019:

- Decrease in the minimum number of parking spaces from 16 to 0 (Section 4.1 - Table 4.1 - Parking Space Requirements of Comprehensive Zoning Bylaw (60) 2019);
- Decrease in the minimum number of barrier-free parking spaces from 2 to 0 (Section 4.3.-Table 4.3.1 - Minimum Number of Barrier-free Parking Spaces of Comprehensive Zoning Bylaw (60) 2019); and
- Decrease in the minimum number of loading spaces from 1 to 0 (Section 4.5 - Table 4.5.1 Minimum Loading Space Requirements of Comprehensive Zoning Bylaw (60) 2019).

ASSOCIATED APPLICATIONS

- D13-20-2025 – A Minor Variance was approved at the October 20, 2025 Committee of Adjustment meeting, permitting parking relief for a 50-bed facility of approximately 2,450 m². The approval permitted relief from 82 to 24 parking spaces, 4 to 2 barrier-free parking spaces, 2 to 0 loading spaces, and 3 to 0 bicycle parking spaces.

PUBLIC HEARING

You are entitled to be part of this public hearing to express your views about this application. A public hearing will be held in a hybrid format giving the public the option of either attending virtually or in the Council Chamber located at 3540 Schmon Parkway.

If you wish to submit written comments contact the Secretary Treasurer prior to **Thursday February 12, 2026 by 12:00 pm** in writing to 8 Carleton Street South, Thorold, ON L2V 5C2, by e-mail at planning@thorold.ca or by phone at 905-227-6613 ext. 259. All submitted comments become part of the public record and will be circulated to the Committee of Adjustment, City staff, the owner/agent for application, members of the public who request the application comments and the Ontario Land Tribunal if the application decision is appealed.

If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are asked to inform that person of this hearing. If you are the owner of any land with seven or more residential units, you are asked to post this notice in a visible location for all residents.

NOTICE OF DECISION

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed

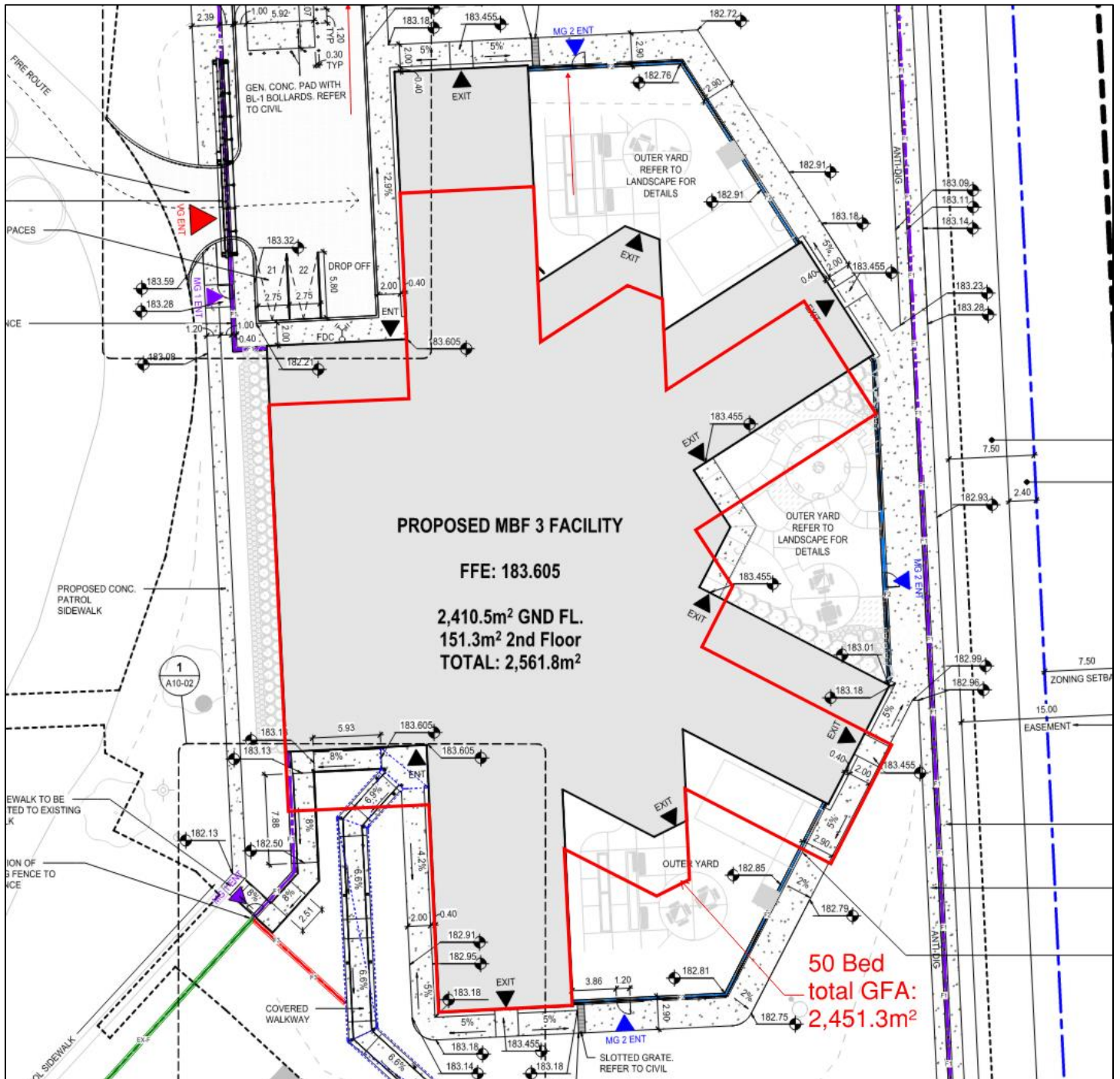


Figure 2. Modified proposal for an approximately 2,562 m² facility in north-east area of the subject lands. The redline shows the previous proposal.