

COMMITTEE OF ADJUSTMENT

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

NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE D13-06-2026 – 13227 HIGHWAY 20, THOROLD

Date: Thursday, July 16, 2026 at
9:30 a.m

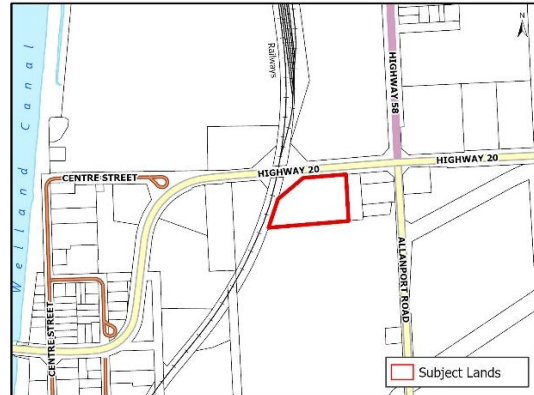
Place: Hybrid Format, See below for
details

Application(s): D13-06-2026

Roll Number(s): 2731 000 02608 600

Subject Lands: 13227 Highway 20
PLAN D4 UNIT 3
Thorold, ON

Date of Mailing: June 12, 2026



PURPOSE & EFFECT OF THE PROPOSED APPLICATION

The subject lands are designated General Commercial under the City of Thorold Official Plan (CTOP) (2016) and are zoned Highway Commercial (C5) and Environmental Protection Two (EP2) under the Comprehensive Zoning By-law (60)2019 (CTZB). The General Commercial designation of the CTOP identifies 'fitness and dance studios' as a permitted use. Under the CTZB a 'fitness centre' is not permitted in a C5 zone, but is permitted within other commercial zones (C1, C2, C3).

The proposed Minor Variance seeks to permit a fitness centre as an additional permitted use within the existing commercial buildings on the subject lands in accordance with Section 45(1) of the Planning Act.

The proposed uses will be entirely contained within the existing buildings and require no building additions, site alterations, parking expansions, or changes to the established site configuration.

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 **Wednesday July 9, 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 minor variance, you must make a written request to the Committee of Adjustment at 8 Carleton Street South, Thorold, ON L2V 5C2 or by e-mail to planning@thorold.ca.

If a person or public body has the ability to appeal the decision of Committee of Adjustment in respect of the proposed minor variance to the Ontario Land Tribunal but does not make written submissions to Committee of Adjustment before it gives or refuses to give a minor variance, the Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION regarding this application is available to the public by contacting Planning & Development Services Department, visiting City of Thorold Committee of Adjustment website: <https://www.thorold.ca/en/city-hall/committee-of-adjustment.aspx> or through email at planning@thorold.ca or by telephone at 905-227-6613 ext. 259.

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Area Calculations

 Subject Lands

SITE AREA

Building
Asphalt
Landscaped (remainder)
TOTAL

Area (m ²)	Area (%)
16,060.98	
2722.8328	17%
7306.1455	45%
6,032.01	38%
16060.9843	100%



MHBC | 13227 Lundys Lane

Figure 1 Aerial Photo Sketch showing current setbacks on the property.