



## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – September 19, 2025

#### In the matter of an application for a Minor Variance by:

**FILE NO.:** D13-21-2025  
**ROLL NO:** 2731 000 023 02053  
**SUBJECT LAND:** 1520 McCleary Drive, Thorold  
PLAN 59M306 PT BLK 3  
**APPLICANT:** Gorge Holdings  
**AGENT:** Joseph M. Tomaino, Upper Canada Consultants

#### PURPOSE OF APPLICATION:

The applicant is seeking a Minor Variance to allow an 'Office' use to be utilized as the principal use within the General Industrial (M2) Zone as the general intent and purpose of the Comprehensive Zoning By-law (60)2019 is maintained.

This application was heard at a Public Hearing of this Committee held on September 18, 2025 at City Hall, Thorold and the decision on the Minor Variance requested was made pursuant to the provisions of Section 45(1) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, as follows:

#### DECISION: BE APPROVED

#### 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 October 8, 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>

