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*Consulting Engineers,
Architects & Planners*

November 16, 2022

City of Thorold
Planning and Development
3540 Schmon Parkway
Thorold On L2V 4A7

Attention: Planning Department

Dear Whom it may concern:

Reference: Application for Zoning By-law Amendment - To permit a legal non-conforming use
1914 Glover Road, Thorold
Our File 21-013

Please accept this submission package as application for a zoning by-law amendment to permit a long established legal non-conforming use of a welding and fabrication shop on the same property as an existing single detached dwelling and active farm. The amendment is necessary to permit the expansion of the welding and fabrication shop, while establishing protections to the existing agricultural lands.

As part of a complete application, the following are required:

- 1) A development application form;
- 2) A planning justification report;
- 3) An archaeological study/clearance;
- 4) Application fees: City and Region
- 5) Pre-consultation form dated November 17, 2021

It is important to note that the archaeological study concludes that the development site is cleared from all archaeological resources. The report is forthcoming, followed by the Ministry clearance at a later date. The archaeological study will be forwarded in the very near future and within the 30 days to deem an application complete. It is respectfully requested that this short delay not slow down the preparation to circulate.

The parking assessment and site plan drawing in the report comply with the provisions of the zoning by-law. The drawing simply demonstrates that there is ample parking for both employees and trucks. The amount required by the by-law is in excess of what is actually needed to support the welding and fabrication business.

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Most municipalities have converted to completely digital submissions. If hard copies are required, please contact the G. Douglas Vallee Limited accordingly. The applicant will hand deliver or mail the application fees to the City.

Yours truly,



Scott Puillandre, CD, MSc., Planner

G. DOUGLAS VALLEE LIMITED

Consulting Engineers, Architect and Planners

c. Rob Kaune, SCI

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