



COMMITTEE OF ADJUSTMENT

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

NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-18-2025 – 1111 Barron Road, THOROLD

DATE: Thursday August 21, 2025 at 9:30 a.m.

PLACE: Hybrid Format, See below for details

Under Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended, notice is hereby given that an application for Minor Variance under the below noted file number will be heard by the Committee of Adjustment for the City of Thorold on the date and at the time and place shown above in a Hybrid format giving the public the option of either attending virtually or in the Council Chambers.

- The virtual format offers electronic participation, contact the City to obtain a participation link.
- The City of Thorold's Council Chambers is located at 3540 Schmon Parkway.

Application: D13-18-2025
Roll Number: 2731 000 026 20200 0000
Subject Lands: 1111 Barron Road
PT TWP LOT 136
Thorold, ON
Date of mailing: July 16, 2025



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

This application is additionally subject to a boundary line adjustment between 1111 Barron Road and 1970 Polloway Road. This proposal involves transferring approximately 2.7 hectares (Part 3) from 1111 Barron Road (Part 2) to 1970 Polloway Road (Part 1).

The applicant is seeking a Minor Variance to facilitate the decrease in minimum total lot area for the retained lot (Part 2) as result of the boundary adjustment to 1.37 hectares. This application is requesting the following relief from the Comprehensive Zoning By-law 60-2019:

- Reduction in minimum total lot area in an Agricultural (A) Zone from 40 hectares to 1.37 hectares for the retained lot (Table 9.3 of Zoning By-law 60-2019).

ASSOCIATED APPLICATIONS:

- Consent Application – D10-09-2025

CURRENT ZONING:

The subject lands are zoned Agricultural (A) in accordance with the City of Thorold's Comprehensive Zoning By-law 60-2019.

CURRENT OFFICIAL PLAN:

The subject lands are designated Agricultural and Prime Agricultural Area in the City of Thorold Official Plans (2022 and 2016) respectively.

PUBLIC HEARING - You are entitled to be part of this public hearing to express your views about this application. 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.

Comments for or against this application may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Wednesday, July 30, 2025 at 4:30 pm**. All submitted comments become part of a 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.

FAILURE TO PARTICIPATE – If you do not participate in the hearing, it may proceed in your absence, and you will not be entitled to any further notice in the proceedings. If you wish to participate in this process, please see the note below for details.

