

## COMMITTEE OF ADJUSTMENT

Development Services Department  
3540 Schmon Parkway, P.O. Box 1044  
Thorold, ON L2V 4A7  
905-227-6613

### NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-20-2025 – 1355 UPPER'S LANE, THOROLD

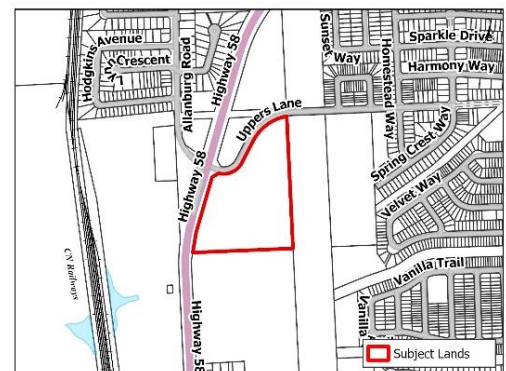
**DATE:** Thursday, September 18, 2025 at 9:30 a.m.

**PLACE:** Hybrid Format, See below for details

Under Section 45(2) 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:** D13-20-2025  
**Roll Number:** 2731 000 026 03300  
**Subject Lands:** 1355 Upper's Lane  
THOROLD PT TOWNSHIP LOT 93  
Thorold, ON  
**Date of Mailing:** August 13, 2025



#### PURPOSE & EFFECT OF THE PROPOSED APPLICATION:

The applicant is seeking a Minor Variance for the proposed construction of a new 2,300 m<sup>2</sup>, 50-bed Modular Build Facility (MBF) to provide additional housing for incarcerated individuals. To facilitate the proposed development, the application is requesting relief from the following provisions of the Comprehensive Zoning Bylaw (60) 2019:

- Decrease in the minimum number of parking spaces from 73 to 20 (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 4 to 2 (Section 4.3.-Table 4.3.1 (Minimum Number of Barrier-free Parking Spaces) of Comprehensive Zoning Bylaw (60) 2019);
- Decrease in the minimum number of loading spaces from 2 to 0 (Section 4.5 - Table 4.5.1 (Minimum Loading Space Requirements) of Comprehensive Zoning Bylaw (60) 2019); and
- Decrease in the minimum number of bicycle parking spaces from 3 to 0 (Section 4.6 - Table 4.6.1 (Minimum Bicycle Parking Space Requirements) of Comprehensive Zoning Bylaw (60) 2019).

#### CURRENT ZONING:

The subject lands are zoned Major Institutional (I1) in accordance with the City of Thorold's Comprehensive Zoning Bylaw 60-2019.

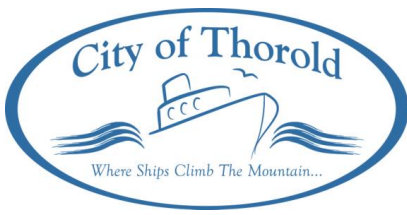
#### CURRENT OFFICIAL PLAN DESIGNATION:

The subject lands are designated Institutional and Delineated Built-Up Area in the City of Thorold Official Plans (2016 and 2022) 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 **Friday, August 22, 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



# COMMITTEE OF ADJUSTMENT

Development Services Department  
 3540 Schmon Parkway, P.O. Box 1044  
 Thorold, ON L2V 4A7  
 905-227-6613

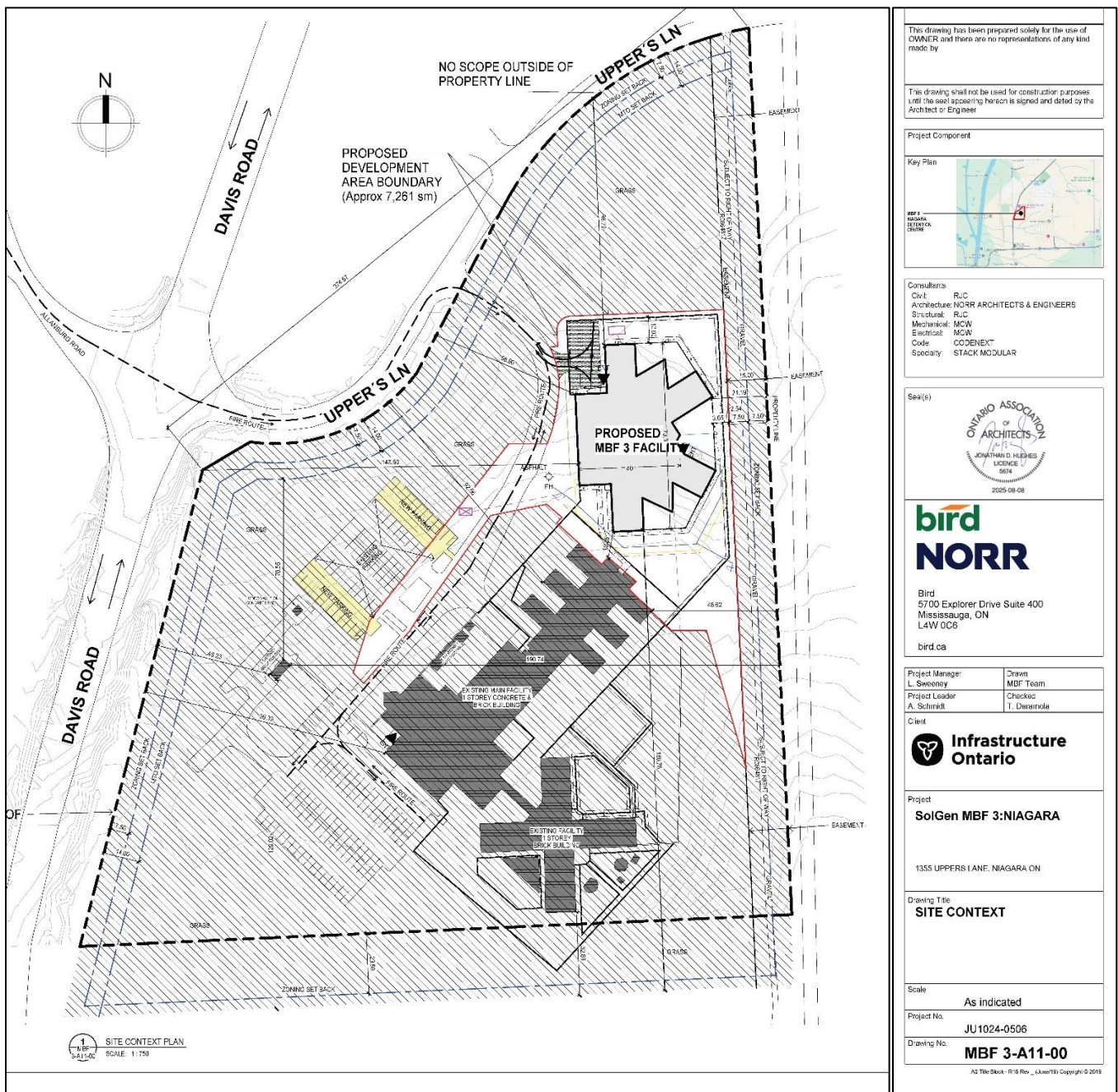
## NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-20-2025 – 1355 UPPER'S LANE, THOROLD

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.

**ADDITIONAL INFORMATION** regarding this application is available to the public by contacting Planning & Development Services Department through email at [planning@thorold.ca](mailto:planning@thorold.ca) or by telephone at 905-227-6613 ext. 259.

**NOTICE OF DECISION** - Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearings, if any, must be provided prior to the hearing and be addressed to:

Secretary Treasurer of the Committee of Adjustment  
 3540 Schmon Parkway, P.O. Box 1044. Thorold, ON L2V 4A7  
 905-227-6613 ext. 259.  
[planning@thorold.ca](mailto:planning@thorold.ca)



This drawing has been prepared solely for the use of OWNER and there are no representations of any kind made by	
This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer	
Project Component	
Key Plan	
MBF 3 Niagara SOI Gen Centre	
Consultants: Civil: R/C Architecture: NORR ARCHITECTS & ENGINEERS Structural: R/C Mechanical: MCW Electrical: MCW Code: CODENEXT Specialty: STACK MODULAR	
Seal(s) 	
Bird 5700 Explorer Drive Suite 400 Mississauga, ON L4W 0C6 bird.ca	
Project Manager: L. Sweeney	Drawn MBF Team
Project Leader A. Schmitt	Checked T. Deremole
Client 	
Project <b>SoiGen MBF 3: NIAGARA</b>	
1355 UPPERS LANE, NIAGARA ON	
Drawing Title <b>SITE CONTEXT</b>	
Scale As indicated	
Project No. JU1024-0506	
Drawing No. <b>MBF 3-A11-00</b>	
A2 File Check - R18 Rev. 1 (June 15) Copyright © 2018	