

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – December 22, 2025

In the matter of an application for a minor variance by:

FILE NO.: D13-25-2025
ROLL NO: 2731 000 031 00605
SUBJECT LAND: 2601 Highway 20, Thorold
THOROLD PT TWP LOT 158 RP 59R-13463
PART 4 RP 59R-10806 PT PARTS 1 AND 2
APPLICANT: Adrian Kulakowski
AGENT: Paul Dama, ACK Architects Inc.
HEARING DATE: Thursday, December 18, 2025 at 9:30 am

PURPOSE OF APPLICATION:

An application for a Minor Variance in accordance with Section 45(2) of the Planning Act has been submitted to permit the use of a dance studio in an existing legal non-conforming building. The subject lands are currently zoned Specialty Crop (AS) under the Comprehensive Zoning By-law (60) 2019 and were previously zoned Highway Commercial/Industrial (HCI) and Agricultural (A) under Comprehensive Zoning By-law 2140 (97).

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. Having regard to the requirements of Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, as amended. In so doing, IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application be Approved

Subject to the following conditions: N/A

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 proposed expansion is appropriate; and
2. It will not result in undue adverse impacts on the surrounding neighbourhood.

The last day for appeal of this decision is January 7, 2026.

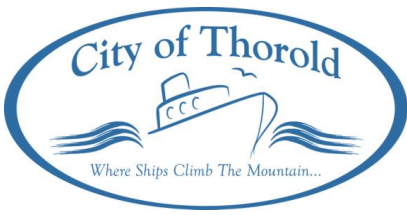
Notice of appeal must be filed with the Secretary Treasurer for the City of Thorold Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal (OLT). <https://olt.gov.on.ca/appeals-process/fee-chart/>

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>



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NOTICE OF DECISION – D13-25-2025 – 2601 Highway 20

Electronically Signed By J. Theisen, Chair/Member	In favour
Electronically Signed By E. Pizzo, Member	In favour
Electronically Signed By G. Jackson, Member	In favour
K. Daniels, Member	Absent
Electronically Signed By P. DiPaola, Member	In favour
Electronically Signed By G. Ravenek, Member	In favour

Date of Decision: December 18, 2025

Date of Decision Notice: December 22, 2025

Last date to file a notice of appeal: January 7, 2026

I, Courtney Kaupp, Secretary Treasurer of the Committee of Adjustment of the City of Thorold certify that the above is a true copy of the Decision of the Committee of Adjustment.

Original signed

Courtney Kaupp
Secretary-Treasurer of the Committee of Adjustment