



COMMITTEE OF ADJUSTMENT

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

NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE D13-07-2026 – 3250 SCHMON PARKWAY, THOROLD

Date: Thursday, July 16, 2026 at 9:30 a.m

Place: Hybrid Format, see below for further details

Application(s): D13-07-2026

Roll Number(s): 2731 000 02379 700
2731 000 02379 701
2731 000 02379 702
2731 000 02379 705
2731 000 02379 706
2731 000 02379 707
2731 000 02379 708
2731 000 02379 709
2731 000 02379 710



Subject Lands: 3250 Schmon Parkway NIAGARA SOUTH COMDOMINIUM PLAN NO 24
Thorold, ON

Date of Mailing: June 30, 2026

PURPOSE & EFFECT OF THE PROPOSED APPLICATION

The subject lands are zoned site-specific Prestige Employment (M1-35) under the City of Thorold Comprehensive Zoning By-law (60)2019 and were previously zoned site-specific Prestige Industrial (PI-1) under Comprehensive Zoning By-law 2140(97) and are developed with an existing commercial plaza with condominium tenure.

The applicant seeks permission under Section 45(2) of the Planning Act to permit the expansion of legal non-conforming use of Personal Service, as defined in the 1997 Comprehensive Zoning By-law 2140-97, to Units 1, 2, 3, 6, 7, 8, 9, 10, and 11.

This application is required to facilitate the internal expansion of an existing Dance Studio, established in July 2018, to accommodate its operations, and to expand the legal non-conforming use of Personal Service across the subject units owned by the Applicant.

PUBLIC HEARING

You are entitled to be part of this public hearing to express your views about this application. A public hearing will be held in a hybrid format giving the public the option of either attending virtually or in the Council Chamber located at 3540 Schmon Parkway.

If you wish to submit written comments contact the Secretary Treasurer prior to **July 13, 2026 by 12:00 pm** in writing to 8 Carleton Street South, Thorold, ON L2V 5C2, by e-mail at planning@thorold.ca or by phone at 905-227-6613 ext. 259. All submitted comments become part of the 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.

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. If you are the owner of any land with seven or more residential units, you are asked to post this notice in a visible location for all residents.

NOTICE OF DECISION

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Committee of Adjustment at 8 Carleton Street South, Thorold, ON L2V 5C2 or by e-mail to planning@thorold.ca.

If a person or public body has the ability to appeal the decision of Committee of Adjustment in respect of the proposed minor variance to the Ontario Land Tribunal but does not make written submissions to Committee of Adjustment before it gives or refuses to give a minor variance, the Tribunal may dismiss

NOTICE OF PUBLIC HEARING
FOR MINOR VARIANCE D13-07-2026 – 3250 SCHMON PARKWAY, THOROLD

the appeal.

ADDITIONAL INFORMATION regarding this application is available to the public by contacting Planning & Development Services Department, visiting City of Thorold Committee of Adjustment website: <https://www.thorold.ca/en/city-hall/committee-of-adjustment.aspx> or through email at planning@thorold.ca or by telephone at 905-227-6613 ext. 259.

