



## 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 D13-13-2025 – 2585 HANSLER ROAD, THOROLD

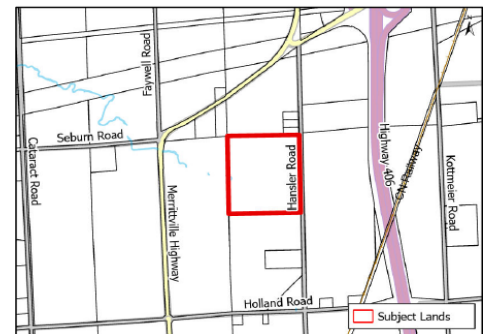
**DATE:** Thursday July 17, 2025 at 9:30 a.m.

**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:** D13-13-2025  
**Roll Number:** 2731 000 027 03900  
**Subject Lands:** **2585 Hansler Road**  
PT TWP LOT 103 RP 59R4711  
PART 1 TO PART 3  
Thorold ON  
**Date of mailing:** June 5, 2025



#### PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The applicant is seeking a Minor Variance to facilitate the placement of two Shipping Containers on the subject property for storage. To facilitate the placement as proposed, the application is requesting relief from the following provisions of the Comprehensive Zoning By-Law (60) 2019:

- Increase to Shipping Container length from a Maximum 5.0 m length to a length of 12.2 m

#### CURRENT ZONING:

The subject lands are zoned Specialty Crop (AS) in accordance with the City of Thorold's Comprehensive Zoning Bylaw (60) 2019.

#### CURRENT OFFICIAL PLAN:

The subject lands are designated Specialty Crops, Designated Greenfield 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 **Thursday, June 19, 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.

**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 MINOR VARIANCE APPLICATION AND PUBLIC HEARING  
MINOR VARIANCE D13-13-2025 – 2585 HANSLER ROAD, THOROLD**

**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  
8 Carleton Street South. Thorold, ON L2V 5C2  
905-227-6613 ext. 259.  
[planning@thorold.ca](mailto:planning@thorold.ca)

**1 SITE PLAN**  
SCALE: 1:500

**3 VICINITY PLAN**  
SCALE: 1:1000

**4 BASE PLAN**  
SCALE: NTS

**5 FLOOR PLAN**  
SCALE: NTS

**6 ELEVATIONS**  
SCALE: NTS

**7 PLANS AND ELEVATIONS**  
SCALE: NTS

**SITE DEVELOPMENT AND ZONING INFORMATION**

THIS SITE PLAN DEVELOPMENT AND ZONING INFORMATION IS BASED ON ZONING BY-LAW NO. 05-2019  
PROPERTY (LEGAL DESCRIPTION) 2585 HANSLER RD, THOROLD

ZONING DESIGNATION	AGRICULTURAL A	REQUIRED	PROVIDED	MINOR VARIANCE REQUIRED
LOT AREA		54.2 m <sup>2</sup>	48.2 m <sup>2</sup>	
LOT FRONTAGE		3 m	2.79 m	
BUILDING HEIGHT		MAXIMUM 2	2	
BUILDING AREA		3 m <sup>2</sup>	68.49 m <sup>2</sup>	
NUMBER OF STORAGE CONTAINERS PERMITTED PER LOT		3	2	
STORAGE CONTAINER DIMENSIONS (HEIGHT x LENGTH)		3 m x 5 m	2.44 m x 15.9 m x 2	
LOCATION		REAR YARD	REAR YARD	YES
LOT COVERAGE		REAR YARD	REAR YARD	
ADDITIONAL LOT COVERAGE FOR ALL ACCESSORY BUILDING OR STRUCTURES (PERCENT)				

**2 ENLARGED SITE PLAN**  
SCALE: 1:200

**PROJECT SEAL**

**PROPOSED SHIPPING CONTAINER STORAGE**

ADDRESS  
**2585 HANSLER RD, THOROLD**

NO.	ISSUED FOR	DATE
01	MINOR VARIANCE	03 APR, 2025

**Broadview Architects Inc.**

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4284 VILLAGE CENTRE  
COURT, SUITE 301  
MISSISSAUGA,  
ON L4Z 1S2  
Tel: 416.938.0399

**SHEET NAME**  
SITE PLAN  
FLOOR PLANS  
ELEVATIONS  
DETAIL DRAWING

**SCALE**  
PER DRAWING

**PROJECT NO.**  
A01

**DRAWN BY**  
EL

**CHECKED BY**  
SY