

COMMITTEE OF ADJUSTMENT

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

NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE D13-22-2025 – 13126 HIGHWAY 20, THOROLD

Date: Thursday, November 20,
2025 at 9:30 a.m.

Place: Hybrid Format, See below for
details

Application(s): D13-22-2025

Roll Number(s): 2731 000 026 00900

Subject Lands: 13126 Highway 20
PT TWP LOT 91 59R 8682
PART 1
Thorold, ON

Date of Mailing: October 17, 2025



PURPOSE & EFFECT OF THE PROPOSED APPLICATION

An applicant is seeking a Minor Variance for a proposed development of a restaurant with a drive through and a separate retail/commercial building on the subject lands. To facilitate the development, the application is requesting relief from the following provisions of the Comprehensive Zoning By-law (60) 2019:

- To reduce the minimum interior side yard from 7.5 m to 4.5 m (east side) (Section 7.3.b of Zoning By-law 60-2019).
- To reduce the minimum planting buffer from 5 m to 2.81 m (east side) and 5 m to 1.64 m (west side) (Section 7.3.b of Zoning By-law 60-2019).
- To reduce the required loading spaces from 2 spaces to 1 space (Section 4.5.1 of Zoning By-law 60-2019).

ASSOCIATED APPLICATIONS

- Not applicable

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 **Thursday November 13, 2025 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

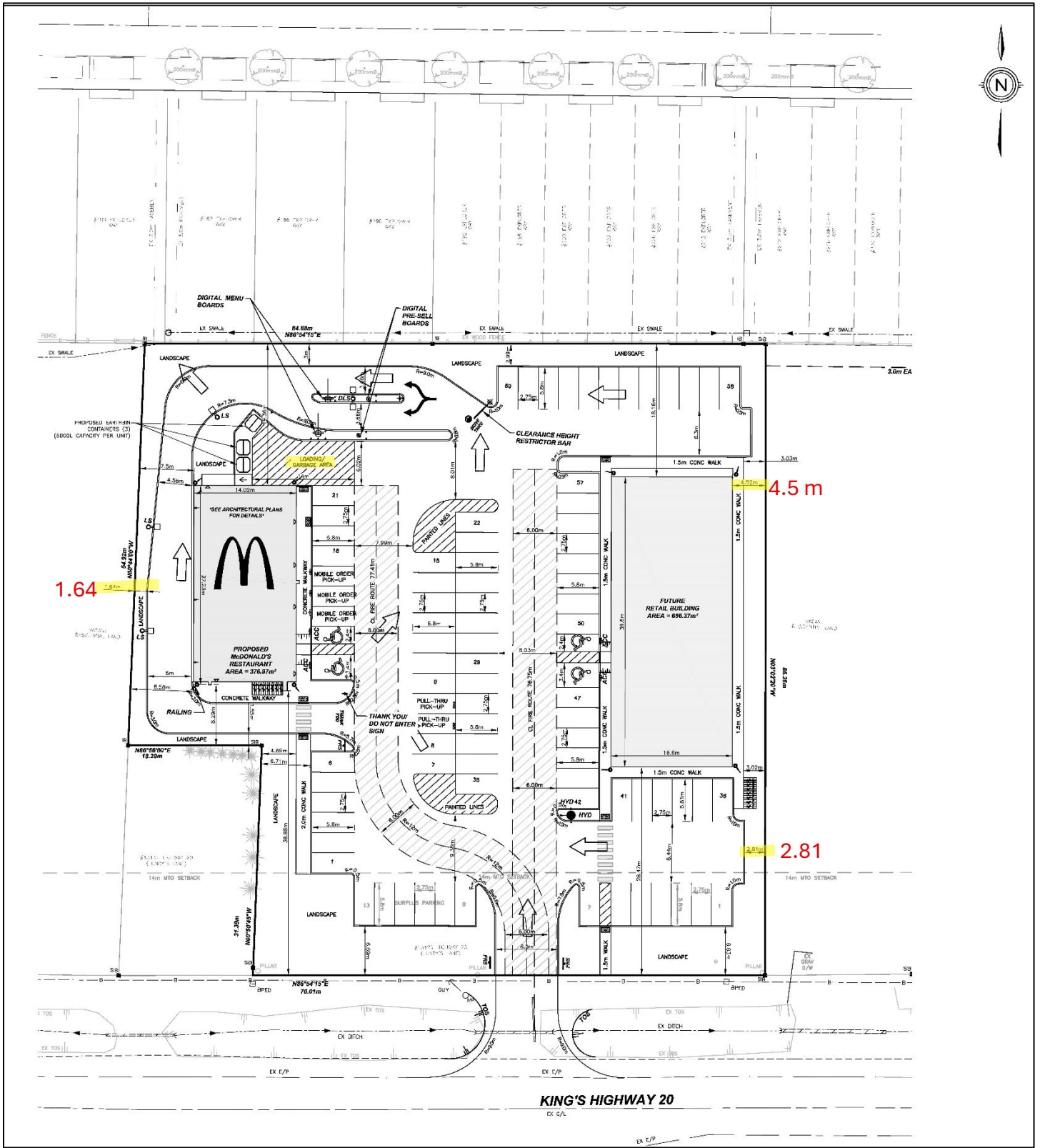
If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Committee of Adjustment at 8 Carleton Street South, Thorold, ON L2V 5C2 or by e-mail to planning@thorold.ca.

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 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

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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.



DRAFTING TA DESIGN J.S. CHECKED BY J.S. APPROVED BY A.K.	BENCHMARK: ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODEIC DATUM CSVD 28-78 AND ARE DERIVED FROM MINISTRY OF NATURAL RESOURCES BENCHMARK NO. 07220100049 HAVING A PUBLISHED VALUE OF 85.227m	UPPER CANADA CONSULTANTS ENGINEERS / PLANNERS	13126 KING'S HIGHWAY 20 THOROLD SITE PLAN - FUTURE BUILDING (MINOR VARIANCE #2)	CONSULTANT FILE No. 21138 DATE 2025-10-17 PRINTED 2025-10-17 SCALE 1:300 m REF No. 21138 DWG No. 21138-SPMV2 REV 0
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