

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – July 22, 2026

FILE NO.: D13-07-2026

ROLL NO: 2731 000 02379 700
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SUBJECT LAND: 3250 Schmon Parkway NIAGARA SOUTH COMDOMINIUM PLAN NO 24
Thorold, ON

APPLICANT: Mountainview Building Group

HEARING DATE: Thursday, July 16, 2026 at 9:30 am

PURPOSE OF 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.

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 condition(s):

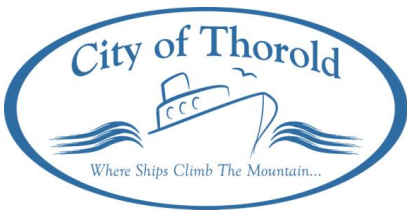
That the requested relief to permit the legal non-conforming use of Personal Services and relief to facilitate the expansion of legal non-conforming use of the Dance Studio shall only apply to the existing units owned by the applicant as shown on Figure 2 of this report.

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 August 5 2026.



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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>

NOTICE OF DECISION – D13-07-2026 – 3250 Schmon Parkway

Electronically Signed By J. Theisen, Chair/Member In favour

Electronically Signed By E. Pizzo, Member

Electronically Signed By G. Jackson, Member In favour

Electronically Signed By K. Daniels, Member In favour

Electronically Signed By P. DiPaola, Member In favour

Electronically Signed By G. Ravenek, Member In favour

Date of Decision: **July 16, 2026**

Date of Decision Notice: **July 22, 2026**

Last date to file a notice of appeal: **August 5 2026**

I, David Schoenholz, 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

David Schoenholz
Secretary-Treasurer of the Committee of Adjustment