City of Thorold
Planning and Development Services Department
3540 Schmon Parkway, PO Box 1044
Thorold, On , L2V 4A7

Attention : Brian Treble — Associate Director of Planning

Re: Applications for Zoning By-law Amendment - 2371 Merrittville Highway
"Merrittville Speedway & Entertainment"

Hello Brian

Further to our pre-consultation meetings of April 4, 2024 and September 9, 2025, Oct 22/25 for a minor variance for legal non-conforming use expansion and a proposed zoning by-law amendment to recognize the existing legal non-conforming uses on Merrittville Speedway and Entertainment lands that have existed since 1973.

It is the owner's request to legally recognize the existing auto racing facility with its support facilities of office, storage and viewing grandstand areas along with its ancillary food and beverage operations and employee overnight camping all on 9.9 ha a land located at the intersection of Holland Road and Merriville Highway.

It is also the owners request to have the zoning by-law recognize future value added agricultural uses such as a winery, a distillery, a garden centre,, farm to table, food, and beverage facilities along with outside storage.

The future agricultural value added uses, will be replacement uses for the speedway entertainment uses presently that exist on the property. The future uses will be more in conformity with the City ,the Region, and the Province's land use Policy direction.

The future value added agriculture uses will have less of an impact on the surrounding area and blend in with the rural/commercial character of the Merrittville mixed land use corridor.The existing use and the future use will not to be allowed to co- exist on the site and therefore a two part zoning by-law amendment is suggested.

Part 1 (Existing Uses)
The recognition of the existing long standing speedway and entertainment facilities with ancillary hospitality uses (food & beverage) — No holding provision for the existing uses to continue and all major expansions subject to site plan control.

Part 2 (Future Uses)
Value Added Agricultural uses such as but not limited to a winery, distillery, garden centre , farm to table hospitality operations and outside storage all with a holding provision.

The holding provision will be lifted when a site plan agreement is entered into to the satisfaction of the City of Thorold.

In order to complete this part of the application the following is submitted

a) a complete application for a zoning by-law application properly executed by the owner

b) a cheque made out to the City of Thorold in the amount of $ 20,684. and a cheque made out to the NPCA in the amount of $1,695. for review of the proposed zoning application

c) a survey of the property

d) a site plan of the property showing all existing building locations, the racetrack and grandstands, accesses, parking, utilities for servicing including water ponds for storage , drainage areas, and ground elevations.

e) digital and hard copies of the above submitted to the City of Thorold

f) a draft of the proposed zoning amendment

g) a copy of the pre consultation minutes for the meeting of Oct 22/25

I trust the above satisfies the City's requirement for this stage of the zoning amendment process, and if further information is required, please contact me.

Greg Hynde GAHynde
Urban Environments
905-932-0414
Email — gahynde@icloud.ca