

Subject: Proposed Council Initiated Application for Rezoning for 90 Hayes Road and a portion of 100 Hayes Road – Addition of a Site-Specific Use - Intermodal Shipping Yard

Report to: Thorold City Council

Recommendations

1. That Report DS 22-2026, dated May 12, 2026, regarding a Proposed Council Initiated Application for Rezoning for 90 Hayes Road and a portion of 100 Hayes Road – Addition of a Site-Specific Use - Intermodal Shipping Yard, **BE RECEIVED**; and
2. That Planning Staff **BE AUTHORIZED** to initiate a rezoning application to remedy the list of permitted uses on the Bioveld Canada Inc. lands (known municipally as 90 Hayes Road and a portion of 100 Hayes Road).

Key Facts

- The purpose of this report is to provide Council with an outline of the uses on the Bioveld Canada Inc. lands (known municipally as 90 Hayes Road and a portion of 100 Hayes Road) and the issues in relation to the zoning on the subject lands.
- Planning Staff are requesting authority from Council to undertake a rezoning application on the subject lands; as a City led application.

Budgetary Status

The Planning Operating Budget will cover the cost of this application which will be processed by current planning staff. Planning staff time and disbursements like the cost of mailings to adjacent neighbours for a Public Meeting will be covered through the 2026 Planning Operating Budget.

Site Description

Bioveld Canada Inc. is the Owner of many properties within Thorold, including those known municipally as 90 Allanburg Road, 3363 Davis Road, 319 Allanburg Road, 90 Hayes Road, and 100 Hayes Road. Collectively, these properties form Bioveld 1-4 (herein referred to as the “Lands”). The Lands comprise a total of 100.8 hectares with

frontage on Davis Road (Highway 58), Hayes Road, Allanburg Road, Niagara Falls Road and Lundy's Lane (Highway 20).

The Lands consist of existing and active industrial uses, with some interim agricultural uses and existing environmental features. The industrial uses on the Lands currently consist of warehousing businesses and several manufacturing businesses.

The lands that are proposed to be affected by this application are located directly east of the Welland Canal and south of Highway 58 (See Figure 2 – The Subject Lands) and are known municipally as 90 Hayes Road and a portion of 100 Hayes Road (herein referred to as the “Subject Lands”). The land uses surrounding the Lands are residential to the east, commercial and residential to the south, and industrial to the north. The subject lands are bounded by the Welland Canal to the west. As noted above, Planning Staff is recommending a rezoning of the lands known municipally as 90 Hayes Road and a portion of the lands known municipally as 100 Hayes Road.



Figure 1 – Aerial Context Map of the Subject Property

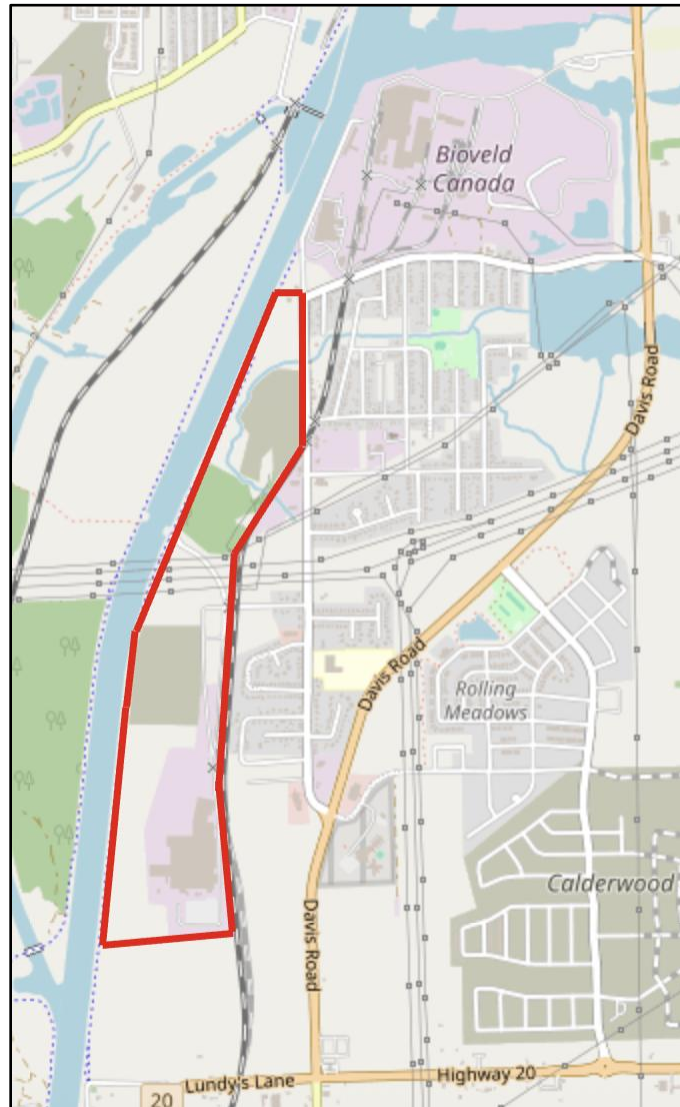


Figure 2 – The Subject Lands

Analysis

As a result of ongoing discussions with representatives of Bioveld Canada Inc., Planning Staff propose that this report be presented to Council to initiate a City led rezoning. Bioveld is of the opinion that an Intermodal Shipping Yard Use should have been included in the list of permitted uses for the M2 (General Industrial) zone. Planning Staff acknowledge that the obvious place for Intermodal Shipping Yard is the lands along the canal.

However, the M2 zone is much broader than just the Lands and the Subject Lands. This zoning category is found in several places in Thorold, including Downtown, which in the opinion of Planning Staff would not be appropriate, hence the proposed site-specific zoning for the Subject Lands.

Discussions with Biovold Canada Inc. around the Intermodal Shipping Yard use being a legal non-conforming situation have not resolved this issue. The proposed rezoning would clean up the list of permitted uses for the lands such that there would be no dispute or interpretation of the proposed additional use going forward.

The expansion of any uses on the Lands will be subject to future applications and review. A city-initiated rezoning to permit the Intermodal Shipping Yard use does not pre-suppose approval of future Planning Act applications and building permits. As such, Thorold Staff will continue to have opportunities to review activity on the Subject Property to ensure the overall vision of the subject lands is maintained.

To initiate the proposed rezoning of the Subject Lands, in the opinion of Planning Staff, is appropriate given its location relative to the Welland Canal, an existing CN Rail terminus, and proximity to Provincial Highways, despite not being formally recognized as an Intermodal Shipping Yard historically. The recommendation of Planning Staff on the appropriateness of this application will be provided in a staff recommendation report following the Public Meeting.

Impact on the Environment, Climate Change

Impact on the environment and climate will be considered through future planning applications at the time of future use proposals.

Relationship to Strategic Plan

The City of Thorold completed a comprehensive visioning exercise as part of the City of Thorold Strategic Plan. This Strategic Plan identifies a number of strategic priorities under the themes of:

- Vibrant and Prosperous Community
- Service Delivery Excellence

Other Pertinent Reports

N/A

Prepared by:

J. Greyvenstein
Development Planner
Development Services

Recommended by:

Brian Treble
Director of Development Services
Development Services



Approved and Submitted by:

Manoj Dilwaria
Chief Administrative Officer

This report was reviewed and prepared in consultation with Kevin Nunn, Senior Planner and Marc Davidson, Manager of Planning.