

## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE D13-25-2025 – 2601 HIGHWAY 20, THOROLD

**Date:** Thursday, December 18,  
2025 at 9:30 a.m.

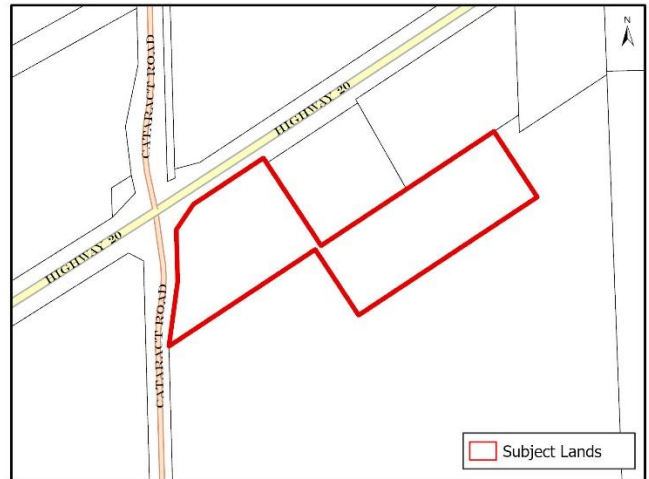
**Place:** Hybrid Format, See below for  
details

**Application(s):** D13-25-2025

**Roll Number(s):** 2731 000 031 00605

**Subject Lands:** 2601 Highway 20  
THOROLD PT TWP LOT 158  
RP 59R-13463 PART 4 RP  
59R-10806 PT PARTS 1  
AND 2  
Thorold, ON

**Date of Mailing:** November 26, 2025



#### PURPOSE & EFFECT OF THE PROPOSED APPLICATION

An application for a Minor Variance in accordance with Section 45(2) of the Planning Act has been submitted to permit the use of a dance studio in an existing legal non-conforming building. The subject lands are currently zoned Specialty Crop (AS) under the Comprehensive Zoning By-law (60) 2019 and were previously zoned Highway Commercial/Industrial (HCI) and Agricultural (A) under Comprehensive Zoning By-law 2140 (97).

#### 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 December 11, 2025 by 12:00 pm** in writing to 8 Carleton Street South, Thorold, ON L2V 5C2, by e-mail at [planning@thorold.ca](mailto: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](mailto:planning@thorold.ca).

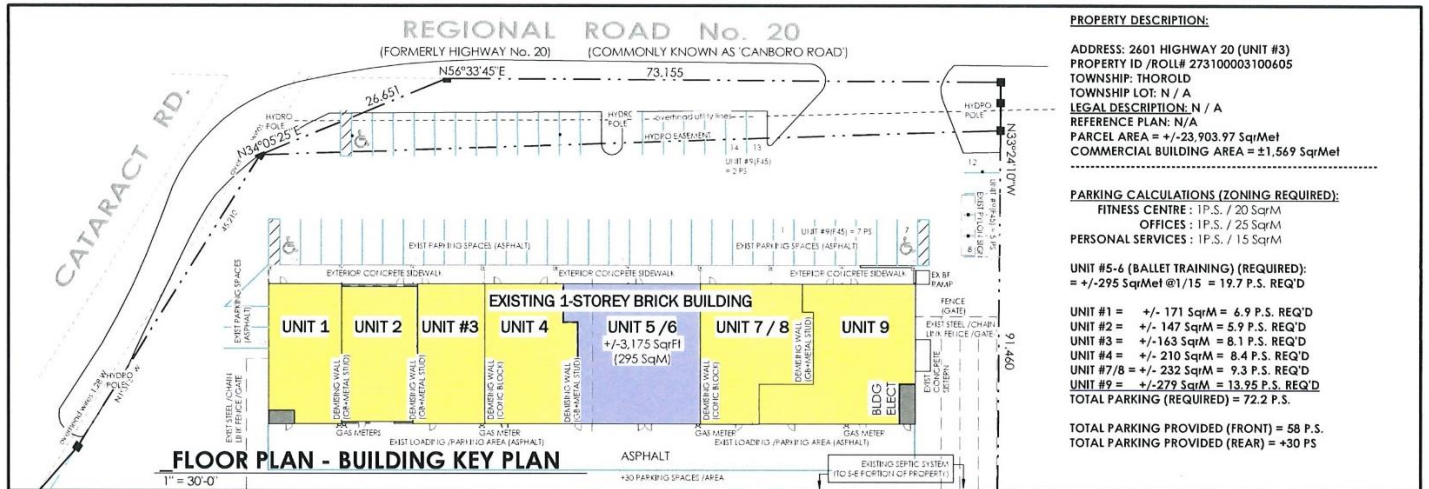
If a person or public body has the ability to appeal the decision of Committee of Adjustment in respect of the proposed minor variance to the Ontario Land Tribunal but does not make written submissions to Committee of Adjustment before it gives or refuses to give a minor variance, the Tribunal may dismiss 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 website: <https://www.thorold.ca/en/city-hall/committee-of-adjustment.aspx> or through email at [planning@thorold.ca](mailto:planning@thorold.ca) or by telephone at 905-227-6613 ext. 259.

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**INTERIOR 'BALLET' TENANT RENOVATION**

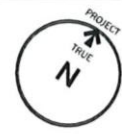
2601 HWY #20, THOROLD, ON - (UNIT #5-6)



COMMISSION:

**PROPOSED TENANT  
RENO (UNIT #5-6)  
(BALLET)**

2601 HWY #20, THOROLD, ON



**A · C · K**  
architects  
STUDIO INC.