

COMMITTEE OF ADJUSTMENT

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

NOTICE OF PUBLIC HEARING FOR MINOR VARIANCE D13-23-2025 – 1970 POLLOWAY ROAD, THOROLD

Date: Thursday, November 20,
2025 at 9:30 am

Place: Hybrid Format, See below for
details

Application(s): D13-23-2025

Roll Number(s): 2731 000 026 19900

Subject Lands: 1970 Polloway Road
PT TWP LOT 136
Thorold, ON

Date of Mailing: October 17, 2025



PURPOSE & EFFECT OF THE PROPOSED APPLICATION

The applicant is seeking a Minor Variance to fulfil a condition for Consent application D10-09-2025 (for 1111 Barron Road). The application is seeking relief for Part 1 and Part 3 of the Site Survey from the following provisions of the Comprehensive Zoning By-law (60) 2019:

- Decrease in the minimum lot area from 40 hectares to approximately 6.6 hectares (Section 9.3 - Table 9.3 - Lot, Building and Structure Requirements for the Agricultural Rural Zones).

ASSOCIATED APPLICATIONS

- D10-09-2025 – 1111 Barron Road – Conditional consent was granted at the October 16, 2025 Committee of Adjustment meeting.

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 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.

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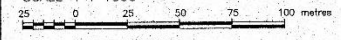
CAUTION

- (A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
 (B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

PART	BUILDING AREA (Sq.m)	PART AREA (Sq.m)	COVERAGE (%)
1	±1124.7	40473.6 (4.05 Ha.)	2.8
2	498.8	13746.6 (1.37 Ha.)	3.6
3	N/A	26626.5 (2.7 Ha.)	N/A

NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY
 SKETCH FOR PLANNING PURPOSES ONLY

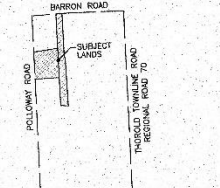
1111 BARRON ROAD
 CITY OF THOROLD
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 1500



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METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

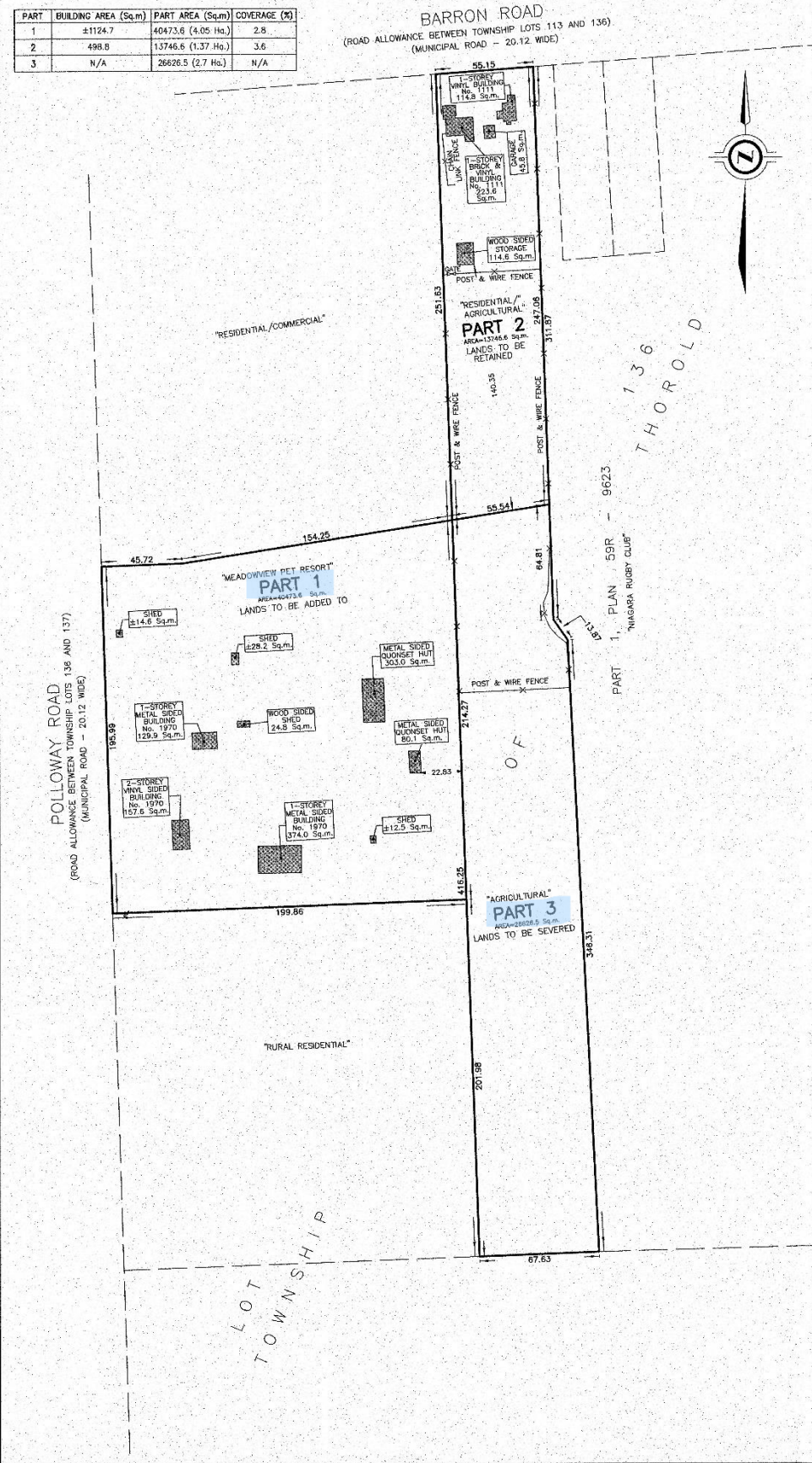
KEY PLAN (not to scale)

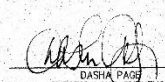


CITY OF THOROLD


LEGAL DESCRIPTION

PART OF LOT 136, GEOGRAPHIC TOWNSHIP OF THOROLD, CITY OF THOROLD
 BOUNDARY INFORMATION HAS BEEN DERIVED FROM A FIELD SURVEY DATED DECEMBER 23, 2024 AND AVAILABLE RECORDS. THIS IS NOT A PLAN OF SURVEY.
 SOME FEATURES SHOWN ON THIS SKETCH HAVE BEEN DIGITIZED FROM AERIAL PHOTOGRAPHY - LOCATION IS APPROXIMATE.




 DASHA PAGE
 ONTARIO LAND SURVEYOR

JAN. 17, 2025
 DATE



J.D. BARNES

LAND INFORMATION SPECIALISTS

2163 BAYVIEW RD. UNIT 2, NIAGARA FALLS, ON L2G 6K4

T: (905) 263-0100 F: (905) 246-0424

AR	DRWG
BM/OP	DATE
2025/01/16	24-16-253-00

PLOT DATE: 1/16/2025 11:27 AM