



COMMITTEE OF ADJUSTMENT

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

NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-29-2024 – 2371 MERRITTVILLE HIGHWAY, THOROLD

DATE: Thursday, July 17, 2025, at 9:30 a.m.

PLACE: Hybrid Format, See below for details

Under Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended, notice is hereby given that an application for minor variance under the below noted file number has been made. This application will be heard by the Committee of Adjustment for the City of Thorold on the date and at the time listed above, in a Hybrid format, giving the public the option of either attending virtually or in the Council Chambers.

- The virtual format offers electronic participation, contact the city to obtain a participation link.
- The City of Thorold's Council Chambers is located at 3540 Schmon Parkway.

Application: D13-29-2024
Roll Number: 2731 000 027 07500 0000
Subject Lands: **2371 Merrittville Highway**
 PT TWP Lot 128
 Thorold ON
Date of mailing: June 5, 2025



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The current use of the property is a speedway with ancillary uses such as administration offices, food and beverage service operations, etc. The applicant is proposing to expand one of the existing food service operations (smoke house) located in the eastern portion of the site, as shown on the drawing submitted. In September 2021, a Minor Variance application was submitted, heard and granted to permit the food service operation (smoke house) as a similar use to the existing use. As such, the existing food service operation (smoke house) is considered a legal non-conforming use under the City's 60-2019 Zoning Bylaw. In order to facilitate the development as proposed, a Minor Variance under Section 45(2)(a)(i) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to permit the expansion of the legal non-conforming use is required.

CURRENT ZONING:

The subject lands are zoned Specialty Crop (AS) in accordance with City of Thorold's Comprehensive Zoning Bylaw 60-2019, Part 9 – Agricultural & Rural Zones.

CURRENT OFFICIAL PLAN

The subject lands are designated Specialty Crops and Protected Countryside in the City of Thorold Official Plans (2022 and 2016) respectively.

PUBLIC HEARING - You are entitled to be part of this public hearing to express your views about this application. 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.

Comments for or against this application may be forwarded, by telephone, mail or email (see below) to the Secretary-Treasurer before **Thursday, June 19, 2025, at 4:30 pm**. All submitted comments become part of a 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

FAILURE TO PARTICIPATE – If you do not participate in the hearing, it may proceed in your absence, and you will not be entitled to any further notice in the proceedings. If you wish to participate in this process, please see the note below for details.

ADDITIONAL INFORMATION regarding this application is available to the public by contacting Planning & Development Services Department on the [City of Thorold Committee of Adjustment](#) website, through email at planning@thorold.ca or by telephone at 905-227-6613 ext. 259.



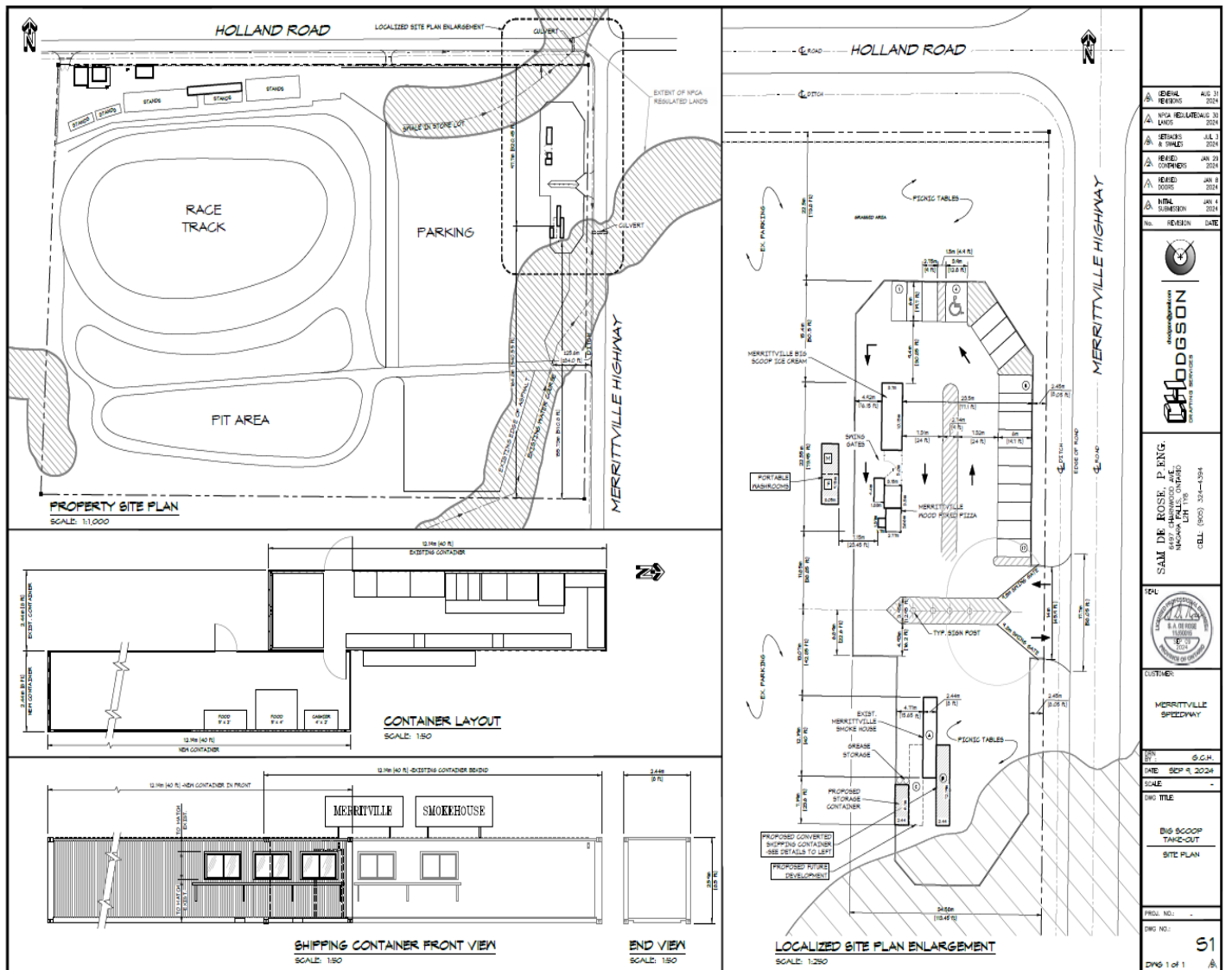
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 MINOR VARIANCE D13-29-2024 – 2371 MERRITTVILLE HIGHWAY, THOROLD**

NOTICE OF DECISION - Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearings, if any, must be provided prior to the hearing and be addressed to:

Secretary Treasurer of the Committee of Adjustment
 8 Carleton Street South, Thorold, ON L2V 4A7
 905-227-6613 ext. 259



REVISION	DATE
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2	SEP 10 2024
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