

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – November 24, 2025

In the matter of an application for a Minor Variance by:

FILE NO.: D13-22-2025
ROLL NO: 2731 000 026 00900
SUBJECT LAND: 13126 Highway 20, Thorold
PT TWP LOT 91 59R 8682 PART 1
APPLICANT: 2555550 Ontario Inc. c/o Sunny Handa
AGENT: Joseph M. Tomaino – Upper Canada Consultants
HEARING DATE: Thursday, November 20, 2025

PURPOSE OF APPLICATION:

An applicant is seeking a Minor Variance for a proposed development of a restaurant with a drive through and a separate retail/commercial building on the subject lands. To facilitate the development, the application is requesting relief from the following provisions of the Comprehensive Zoning By-law (60) 2019:

- Relief from Part 7.3 - Table 7.3.b (Lot, Building and Structure Requirements for the Neighbourhood, General, Mixed Use and Highway Commercial Zones) to reduce the minimum interior side yard for a commercial structure from 7.5 m to 4.5 m (east side);
- Relief from Part 7.3 – Table 7.3.b (Lot, Building and Structure Requirements for the Neighbourhood, General, Mixed Use and Highway Commercial Zones) to reduce the minimum planting/buffer strip from 5 m to 2.81 m (east side)
- Relief from Part 7.3 – Table 7.3.b (Lot, Building and Structure Requirements for the Neighbourhood, General, Mixed Use and Highway Commercial Zones) to reduce the minimum planting/buffer strip from 5 m to 1.55 m (west side); and
- Relief from Part 4.5 – Table 4.5.1 (Minimum Loading Space Requirements) to reduce the required loading spaces from 2 spaces to 1 space.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. Having regard to the requirements of Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, as amended. In so doing, IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application be Approved

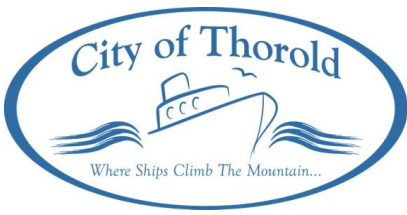
Subject to the following conditions:

That the requested relief for a reduction in minimum interior side yard, minimum planting strip/buffer strip and loading space requirements shall only apply to permit the construction of a restaurant with a drive through and a separate commercial structure of a general size and configuration as shown on Figure 3 of this report.

REASONS:

The Committee of Adjustment considered the written and oral comments and agrees with the Minor Variance report analysis and recommendation that this application meets the Planning Act tests for Minor Variance being:

1. The requested variance is considered minor in nature;
2. The variance is appropriate for the development or use of the land, building or structure;
3. The general intent and purpose of the Zoning Bylaw is maintained; and
4. The general intent and purpose of the Official Plan is maintained.



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The last day for appeal of this decision is December 10, 2025.

Notice of appeal must be filed with the Secretary Treasurer for the City of Thorold Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal (OLT). <https://olt.gov.on.ca/appeals-process/fee-chart/>

Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Building Faster Act, 2022.

Planning Act appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a "specified person" (as defined by Planning Act 1(1)), and any "public body" (as defined by Planning Act 1(1)).

Information regarding the Ontario Land Tribunal (OLT) can be found at:

<https://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

NOTICE OF DECISION – D13-22-2025 – 13126 Highway 20

Electronically Signed By J. Theisen, Chair/Member	In favour
Electronically Signed By E. Pizzo, Member	In favour
Electronically Signed By G. Jackson, Member	In favour
Electronically Signed By K. Daniels, Member	Against
Electronically Signed By P. DiPaola, Member	Against
Electronically Signed By G. Ravenek, Member	In favour

Date of Decision: November 20, 2025

Date of Decision Notice: November 24, 2025

Last date to file a notice of appeal: December 10, 2025

I, Courtney Kaupp, Secretary Treasurer of the Committee of Adjustment of the City of Thorold certify that the above is a true copy of the Decision of the Committee of Adjustment.

Original signed

Courtney Kaupp
Secretary-Treasurer of the Committee of Adjustment