



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 D13-05-2025 – 2541 HIGHWAY 20, THOROLD

DATE: Thursday, July 17, 2025 at 9:30 am.
PLACE: Hybrid Format, See below for details

Under Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended, a 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: D13-05-2025
Roll Number: 2731 000 031 00600 0000
Subject Lands: **2541 Highway 20,**
PT TWP LOT 158 RP
59R4907 PT PART 1
Thorold, ON
Date of mailing: June 5, 2025



PURPOSE & EFFECT OF THE PROPOSED APPLICATION(S):

The applicant is proposing additional uses including office, retail and storage to the existing legal non-conforming commercial uses. In order to facilitate the development, the following variance is being requested:

- Bylaw (60) 2019, Part 9 – Specialty Crops (AS) – to permit office, retail and storage uses in addition to the existing legal non-conforming commercial use in accordance with City of Thorold Official Plan Special Policy B2.2.9.1 Highway 20 Commercial Area Exceptions.

CURRENT ZONING:

The Subject lands are zoned Specialty Crop (AS) in accordance with Comprehensive Zoning Bylaw (60) 2019, Part 9.

CURRENT OFFICIAL PLAN DESIGNATION:

The subject lands are designated Protected Countryside and Specialty Crops with a Special Policy Overlay B2.2.9.1 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 **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](https://www.thorold.ca/city-of-thorold-committee-of-adjustment) website, through email at planning@thorold.ca or by telephone at 905-227-6613 ext. 259.

