



COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – July 22, 2025

In the matter of an application for a minor variance by:

FILE NO.: D13-13-2025
ROLL NO: 2731 000 027 03900
SUBJECT LAND: 2585 Hansler Road, Thorold
PT TWP LOT 103 RP 59R4711
PART 1 TO PART 3
APPLICANT: Rao Tianli, FiveTwo International LTD
AGENT: Broadview Architects Inc

PURPOSE OF APPLICATION:

The applicant is seeking a Minor Variance to facilitate the placement of two Shipping Containers on the subject property for storage. To facilitate the placement as proposed, the application is requesting relief from the following provisions of the Comprehensive Zoning By-Law (60) 2019:

- Increase to Shipping Container length from a Maximum 5.0 m length to a length of 12.2 m

The subject lands are zoned Specialty Crop (AS) in accordance with the City of Thorold's Comprehensive Zoning Bylaw (60) 2019.

The subject lands are designated Specialty Crops, Designated Greenfield Area, in the City of Thorold Official Plans (2022 and 2016) respectively.

DECISION: GRANTED

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.

The last day for appeal of this decision is August 6, 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>

