

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – February 24, 2026

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

FILE NO.: D13-26-2025
ROLL NO: 2731 000 026 03300
SUBJECT LAND: 1355 Upper's Lane, Thorold
PT TWP LOT 93
APPLICANT: Jack Newman – Colliers Project Leaders, Authorized by Infrastructure
Ontario
AGENT: Robin Ng – NGA Architects
HEARING DATE: Thursday, February 19 2026 at 9:30 am

PURPOSE OF APPLICATION:

The subject lands are the site of the Niagara Detention Centre, an approximately 4,751 m² facility that currently provides 134 parking spaces. A previous Minor Variance application was granted for parking relief in association with a 50-bed Modular Build Facility, approximately 2,450 m² in size (see below for details). The current Minor Variance application is seeking relief from parking and loading requirements of Zoning By-law 60 (2019) for two developments: a proposed expansion to the current detention centre of 390 m² and the revised proposal for the Modular Build Facility to 100-beds and an increase in the gross floor area by an additional 112 m².

To facilitate the currently proposed developments, the application is requesting relief from the following provisions of the Comprehensive Zoning By-law (60) 2019:

- Decrease in the minimum number of parking spaces from 16 to 0 (Section 4.1 - Table 4.1 - Parking Space Requirements of Comprehensive Zoning Bylaw (60) 2019);
- Decrease in the minimum number of barrier-free parking spaces from 2 to 0 (Section 4.3.- Table 4.3.1 - Minimum Number of Barrier-free Parking Spaces of Comprehensive Zoning Bylaw (60) 2019); and
- Decrease in the minimum number of loading spaces from 1 to 0 (Section 4.5 - Table 4.5.1 Minimum Loading Space Requirements of Comprehensive Zoning Bylaw (60) 2019).

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: N/A

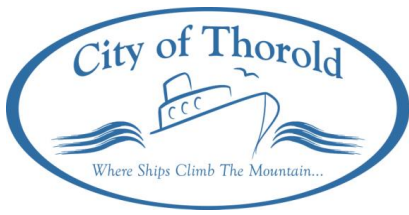
REASONS:

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 March 11th, 2026.

Notice of appeal must be filed with the Secretary Treasurer for the City of Thorold Committee of



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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 – D13-26-2025 – 1355 Upper’s Lane

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	In favour
Electronically Signed By P. DiPaola, Member	In favour
Electronically Signed By G. Ravenek, Member	In favour

Date of Decision: February 19, 2026

Date of Decision Notice: February 24, 2026

Last date to file a notice of appeal: March 11, 2026

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