

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.: D13-05-2025
ROLL NO: 2731 000 031 00600 0000
SUBJECT LAND: 2541 Highway 20, Thorold
PT TWP LOT 158 RP
59R4907 PT PART 1
APPLICANT: 1923209 Ontario Inc. (c/o Paul Young)
AGENT: Chris Venditti

PURPOSE OF APPLICATION:

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.

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

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.

DECISION: GRANTED WITH CONDITIONS – SEE SCHEDULE ‘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 proposed expansion is appropriate; and
2. It will not result in undue adverse impacts on the surrounding neighbourhood.

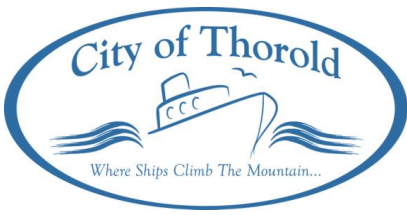
The last day for appeal of this decision is August 6, 2025.

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>



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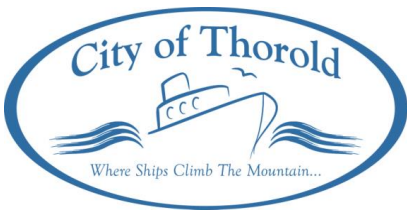
Electronically Signed By J. Theisen, Chair/Member In favour
Electronically Signed By E. Pizzo, Member In favour
Electronically Signed By G. Jackson, Member In favour
Absent - K. Daniels, Member
Electronically Signed By P. DiPaola, Member In favour
Electronically Signed By G. Ravenek, Member In favour

Date of Decision: **July 17, 2025**
Date of Decision Notice: **July 22, 2025**
Last date to file a notice of appeal: **August 6, 2025**

I, Conor Warren, 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

Conor Warren
Secretary-Treasurer of the Committee of Adjustment



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SCHEDULE "A" TO NOTICE OF DECISION D13-05-2025 – 2541 HIGHWAY 20

Conditions:

1. That the applicant provide, to the satisfaction of Regional and Municipal Planning Staff, a Private Sewage System plan.
2. That the applicant provide, to the satisfaction of Regional and Municipal Planning Staff, an Agricultural Impact Assessment.