

## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF DECISION – October 20, 2025

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

**FILE NO.:** D13-20-2025  
**ROLL NO:** 2731 000 026 03300  
**SUBJECT LAND:** 1355 Upper's Lane, Thorold  
THOROLD PT TOWNSHIP LOT 93  
**APPLICANT:** Ontario Infrastructure and Lands Corporation/Infrastructure Ontario  
("IO"), on behalf of the owner, His Majesty the King in Right of Ontario, as  
Represented by the Minister of Infrastructure ("MOI"), as Represented by  
Infrastructure Ontario  
**AGENT:** NORR Architects & Engineers Limited c/o Valdemar Nickel  
**HEARING DATE:** Thursday, October 16, 2025 at 9:30 am

### PURPOSE OF APPLICATION:

The applicant is seeking a Minor Variance for the proposed construction of a new approximately 2,450 m<sup>2</sup>, 50-bed Modular Build Facility (MBF) to provide additional housing for incarcerated individuals. To facilitate the proposed development, the application is requesting relief from the following provisions of the Comprehensive Zoning Bylaw (60) 2019:

- Decrease in the minimum number of parking spaces from 82 to 24 (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 4 to 2 (Section 4.3.-Table 4.3.1 (Minimum Number of Barrier-free Parking Spaces) of Comprehensive Zoning Bylaw (60) 2019);
- Decrease in the minimum number of loading spaces from 2 to 0 (Section 4.5 - Table 4.5.1 (Minimum Loading Space Requirements) of Comprehensive Zoning Bylaw (60) 2019); and
- Decrease in the minimum number of bicycle parking spaces from 3 to 0 (Section 4.6 - Table 4.6.1 (Minimum Bicycle Parking 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

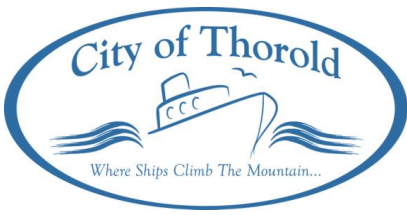
### Subject to the following conditions:

1. That the requested relief for a reduction in the required parking and loading spaces shall only apply to permit the construction of a building extension of a general size and configuration as shown on Figure 2 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 November 5, 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 – D13-20-2025 – 1355 Upper's Lane**

|   |           |
|---|-----------|
| Electronically Signed By J. Theisen, Chair/Member | In favour |
| E. Pizzo, Member                                  | Absent    |
| 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:** October 16, 2025

**Date of Decision Notice:** October 20, 2025

**Last date to file a notice of appeal:** November 5, 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

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Courtney Kaupp  
Secretary-Treasurer of the Committee of Adjustment