

COMMITTEE OF ADJUSTMENT

Development Services Department
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7
905-227-6613

-REVISED- NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-20-2025 – 1355 UPPER’S LANE, THOROLD

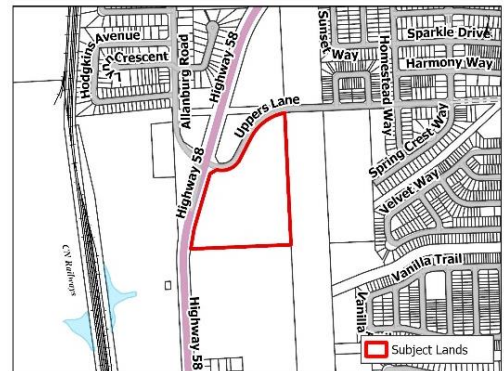
DATE: Thursday, October 16, 2025 at 9:30 a.m.

PLACE: Hybrid Format, See below for details

Under Section 45(2) of the Planning Act, R.S.O. 1990, c. P.13, as amended, notice is hereby given that an application for Minor Variance under the below noted file number will be heard by the Committee of Adjustment for the City of Thorold on the date and at the time and place shown 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: D13-20-2025
Roll Number: 2731 000 026 03300
Subject Lands: 1355 Upper’s Lane
 THOROLD PT TOWNSHIP LOT 93
 Thorold, ON
Date of Mailing: September 22, 2025



PURPOSE & EFFECT OF THE PROPOSED APPLICATION:

The applicant is seeking a Minor Variance for the proposed construction of a new 2,300 m², 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 78 to 22 (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).

CURRENT ZONING:

The subject lands are zoned Major Institutional (I1) in accordance with the City of Thorold’s Comprehensive Zoning Bylaw 60-2019.

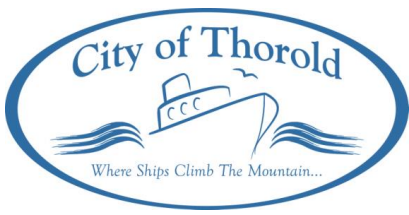
CURRENT OFFICIAL PLAN DESIGNATION:

The subject lands are designated Institutional and Delineated Built-Up Area in the City of Thorold Official Plans (2016 and 2022) 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 **Friday, October 3, 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



COMMITTEE OF ADJUSTMENT

Development Services Department
 3540 Schmon Parkway, P.O. Box 1044
 Thorold, ON L2V 4A7
 905-227-6613

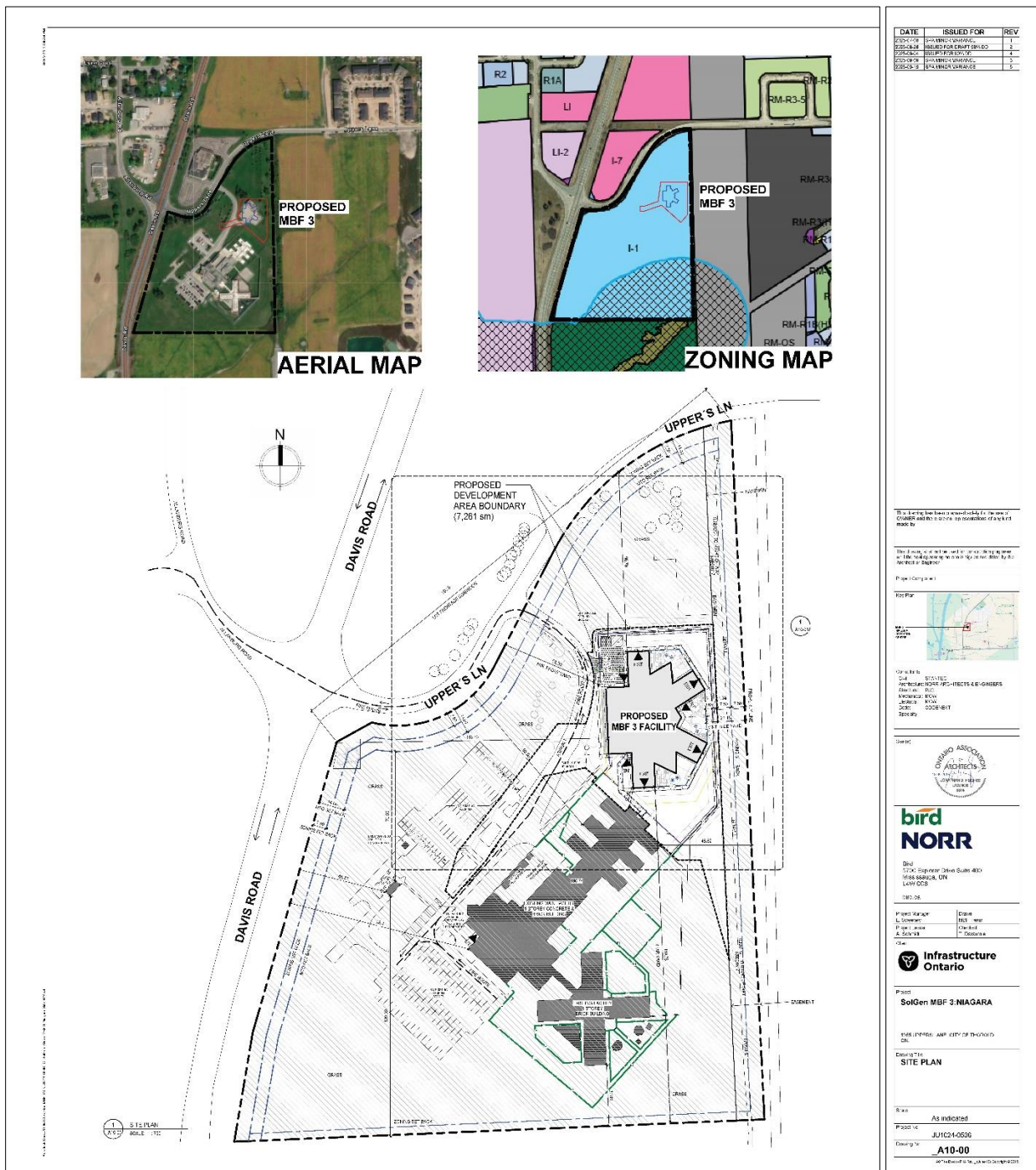
NOTICE OF MINOR VARIANCE APPLICATION AND PUBLIC HEARING MINOR VARIANCE D13-20-2025 – 1355 UPPER’S LANE, THOROLD

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 through email at planning@thorold.ca or by telephone at 905-227-6613 ext. 259.

NOTICE OF DECISION - Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearings, if any, must be provided prior to the hearing and be addressed to:

Secretary Treasurer of the Committee of Adjustment
 3540 Schmon Parkway, P.O. Box 1044. Thorold, ON L2V 4A7
 905-227-6613 ext. 259.
planning@thorold.ca



DATE	ISSUED FOR	REV
2025-07-10	SPARKING CONTRACT	1
2025-04-18	REVISION FOR COUNTY PERIOD	2
2025-04-02	REVISION FOR COUNTY PERIOD	3
2025-03-19	FOR MBF CONTRACTING	4
2025-03-19	FOR MBF CONTRACTING	5
2025-03-19	FOR MBF CONTRACTING	6

This drawing has been prepared under the supervision of a professional engineer and is not to be used for any other purpose without the written consent of the engineer.

This drawing is a preliminary drawing and is not to be used for any other purpose without the written consent of the engineer.

Project: SolGen MBF 3 NIAGARA



Client: SolGen
 Design: BIRD NORR
 Project: SolGen MBF 3 NIAGARA
 Date: 2025-07-10



bird NORR
 Bird
 1724 Superior Drive Suite 400
 Mississauga, ON
 L4W 0G8

Project Manager: [Name]
 Designer: [Name]
 Checker: [Name]



Project: SolGen MBF 3 NIAGARA

Client: SolGen MBF 3 NIAGARA

Drawing Title: SITE PLAN

Scale: As indicated
 Project: JUI124-0536
 Drawing #: A10-00