



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.: D13-29-2024
ROLL NO: 2731 000 027 07500 0000
SUBJECT LAND: 2371 Merrittville, Thorold
PT TWP Lot 128
APPLICANT: Merrittville Speedway Entertainment Inc.
AGENT: Greg Hynde

PURPOSE OF APPLICATION:

The current use of the property is a speedway with ancillary uses such as administration offices, food and beverage service operations, etc. The applicant is proposing to expand one of the existing food service operations (smoke house) located in the eastern portion of the site, as shown on the drawing submitted. In September 2021, a Minor Variance application was submitted, heard and granted to permit the food service operation (smoke house) as a similar use to the existing use. As such, the existing food service operation (smoke house) is considered a legal non-conforming use under the City's 60-2019 Zoning Bylaw. In order to facilitate the development as proposed, a Minor Variance under Section 45(2)(a)(i) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to permit the expansion of the legal non-conforming use is required.

The subject lands are zoned Specialty Crop (AS) in accordance with City of Thorold's Comprehensive Zoning Bylaw 60-2019, Part 9 – Agricultural & Rural Zones.

The subject lands are designated Specialty Crops and Protected Countryside 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 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>

