



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

DEVELOPMENT APPROVALS APPLICATION

- Please Type or Print Clearly, **Use Blue Ink.** All applicants must complete Section 1 and 2.
- Complete Section(s) as Referenced below for corresponding planning application.
- All information and materials required in support of your application shall be made available to the public, as indicated by Section 1.0.1 of The Planning Act, R.S.O. 1990, C.P.13.

File No. _____

Date Received Planning Dept. _____

Section:

- | | | | | | |
|-------|--|-------|--------------------------|----------|--------------------------|
| 3 | Official Plan Amendment: | Major | ☐ | Standard | ☐ |
| 4 | Zoning By-law Amendment: | Major | ☐ | Standard | ☐ |
| 3 & 4 | Combine OP/ZBA: | Major | ☐ | Standard | ☐ |
| 5 | Draft Plan of Subdivision/Condominium: | | ☐ | | |
| | Modification of Subdivision/Condo | | ☐ | | |

SECTION 1:

Municipal Address: 1201 Egerter Road	
Roll #: 2731 000 03011100	
Registered Plan No.:	Lot(s): PT TWP LOT 214 BF PT RD
Reference Plan No.: RP 59R3365	Part(s): PT PART 2 AND PT PART 3

DATE OF PRE-CONSULTATION: N/A SIGNED FORM ATTACHED: ☐

Pre-Consultation Meeting is mandatory. Please contact the Planning Department for further information.

Registered Owner(s): E.S. FOX LIMITED Mailing

Address: 9127 Montrose Road, Niagara Falls, Ontario Postal Code: L2E 7J9

Phone: (905) 354-3700 Mobile: _____ E-mail: _____

Authorized Agent: City of Thorold Mailing

Address: 8 Carleton St. S, Thorold, ON Postal Code: L2V 5C2

Phone: 905-227-6613 Mobile: _____ E-mail: planning@thorold.ca

To whom is all information to be sent? Owner ☒ Agent ☒

Applicant=s relationship to subject lands (check one):

- ☐ Registered Property Owner ☐ Authorized Agent of Registered Owner
☐ Holder or Authorized Agent of person holding Option to Purchase Subject land*
☒ Other (specify)

Note: * Please attach an executed copy of purchase and sale agreement

Are there any mortgagees, holders of charges or other encumbrances with respect to the subject land? ☐ Yes ☐ No

Please provide the names and addresses of any mortgagees, holders of charges or other encumbrances with respect of the subject land:

Name/Organization: _____

Contact Person: _____

Mailing Address: _____

City: _____ Province: _____ Postal Code: _____

Tel: _____ Fax: _____ Email: _____

If more space is required, attach a separate sheet.

Are there any existing easements, rights-of-ways, or restrictive covenants affecting the land?

Yes ☐ No ☐ Unknown ☒ Please describe.

Dimensions of the Subject Lands:

Lot Frontage: ~97.62 (Meters) Lot Width: unknown (Meters)
Lot Depth: ~400 (Meters) Lot Area: ~140767.07 (m²/ha)

Servicing

Does the proposed amendment(s) conform to the approved servicing policies and phasing policies or servicing schedule in the Official Plan? Yes ☒ No ☐

Type of road access:

☐ Provincial Highway ☐ Private Road
☐ Regional Road ☐ Private Right-of-Way
☒ Municipal Road

If the proposed access is by water, describe boat docking and parking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road:

Water Supply:

☐ Municipal Water
☒ Private Water
☐ Other (specify): _____

Sewage Disposal:

☐ Municipal Sanitary Sewer
☒ Private Sanitary Sewage System
☐ Other (specify): _____

Storm Drainage:

☐ Municipal Sewer
☐ Ditches/Swales
☐ Pond
☒ Other (specify): Multiple

Solid Waste:

☐ Municipal Garbage
☒ Private Collection
☐ Other (specify): _____

Planning Compliance:

Niagara Region Official Plan: Urban Area, Employment Lands, Greenfield Area

City of Thorold Official Plan: Port Robinson West Industrial, Environmental Protection One and EP2

Current Zoning of the subject land: Future Development (FD), EP1 and EP2

Has the site been the subject any previous zoning or official plan amendment, subdivision, site plan control, consent/minor variance applications? If so, please list below:

unknown

Designated Heritage Properties:

Is the subject property or any existing building on the property designated under the Ontario Heritage Act or on the City of Thorold potential for designation list? Yes ☐ No ☒

Designation By-law Number: _____

Existing and Previous Uses of the Subject Lands:

Existing uses of the subject lands: Combination of Vacant/Environmental Lands and Existing Industrial Uses.

Length of time the existing uses have continued: unknown

When was the property acquired? Unknown

What were the previous uses of the subject lands, if known? Industrial

Indicate land uses on abutting properties:

North: Environmental Lands West: Environmental Lands and Utility

South: FD, Environmental and Canal East: Environmental and Canal

Are there any existing buildings or structures on the subject lands? Yes ☒ No ☐

If "Yes", for each building or structure, in metric units, indicate the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and the dimensions or floor area of the building or structure:

Type of Existing Building or Structure	Industrial			
# of Units	Unknown			
Construction Date (Approx.)				
Front Setback (m)				
Rear Setback (m)				
Side Setback (Interior / Exterior) (m)				
Side Setback (Interior / Exterior) (m)				
Building Height (m)				
Number of Storeys				
Ground Floor Area i.e. area covered by building or structure, including bay / cantilevered windows & covered porches & verandas				
Dwelling Floor Area or living space i.e. excludes garages, unenclosed porches, verandas, decks & patios				
Lot Coverage %				

Give a brief description of the existing land use, vegetation, topography, and drainage on the site.
(May be provided in the Justification letter/report, please indicate)

Several Industrial uses are currently in effect

Potentially Contaminated Sites:

Is there or has there been any of the following located on the subject or adjacent land?

			<u>Year:</u>
Industrial/commercial use or orchard	Yes ☐	No ☐	Unknown ☒
Petroleum or other fuel storage?	Yes ☐	No ☐	Unknown ☒
Gas station at any time?	Yes ☐	No ☒	Unknown ☒
Grading change by adding earth or other material?	Yes ☒	No ☐	Unknown ☒

Has the subject property been subject to an Environmental Order or informed by the Ministry of Environment about known contaminants? Yes ☐ No ☒

If yes, then an environmental audit including all former uses of the site and, if appropriate, the adjacent site, to the satisfaction of the municipality is required. This study must be prepared by a qualified consultant. Report Attached Yes ☐ No ☒

If no, on what basis did you come to this determination? _____
s. _____

PROPOSED USE OF SUBJECT LANDS

What is the proposed use of the subject lands? Light Industrial Uses as existing

The date the subject lands were acquired by the current owner: Unknown

Are there any buildings or structures proposed to be built on the subject lands? Yes ☐ No ☒

If "Yes", for each building or structure indicate the setback in **metric units**:

Type of Proposed Building or Structure				
# of Units				
Construction Date				
Front Yard Setback (m)				
Rear Yard Setback (m)				
Side Yard Setback (Interior / Exterior) (m)				
Side Yard Setback (Interior / Exterior) (m)				
Height (m)				
Number of Storeys				
Ground Floor Area (m ²) i.e. area covered by building or structure, including bay / cantilevered windows & covered porches & verandas				
Dwelling Area (living space) (m ²) i.e. excludes garages, unenclosed porches, verandas, decks & patios				
Lot Coverage (%)				

As previously identified in this application, existing structures are undergoing review from the City's Building Division. Site Plans for existing and proposed structures will be reviewed through a separate process.

SECTION 2: AUTHORIZATIONS

Authorizations:

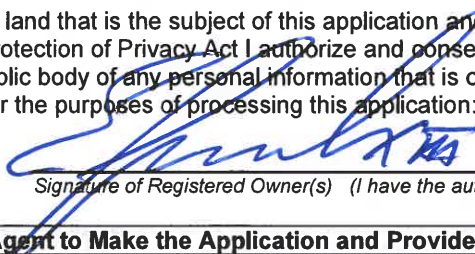
If the applicant is not the owner of the land that is the subject of this application please complete the authorizations set out below. Where the owner / applicant is a corporation/company, full name of Corporation and name and title of signing officer and authority to bind the corporation are to be set out.

Consent of the Owner to the Use and Disclosure of Personal Information:

Complete the consent of the owner concerning personal information set out below.

I, E.S. FOX LIMITED
print name of registered owner(s)

am the registered owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application:

August 14, 2026
Date  *Signature of Registered Owner(s) (I have the authority to bind the corporation.)*

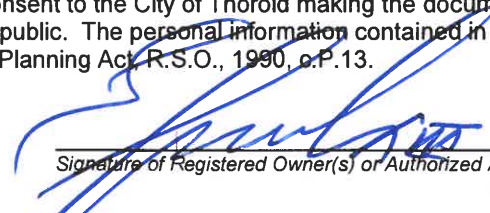
Authorization of Owner for Agent to Make the Application and Provide Personal Information:

I, E.S. FOX LIMITED
print name of registered owner(s)

am the registered owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act I authorize

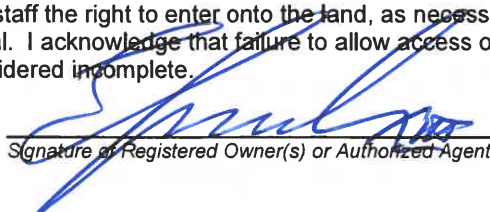
the City of Thorold
print name of authorized agent to act as my agent for this application,

and acknowledge that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitute public information and will become a part of public. As such and in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, M.56, I hereby consent to the City of Thorold making the documentation of this application available to the general public. The personal information contained in this application is collected under the authority of the Planning Act, R.S.O., 1990, c.P.13.

August 14, 2026
Date  *Signature of Registered Owner(s) or Authorized Agent*

Agreement to Permit Entrance to Land:

I am the Registered Owner and/or the Authorized Agent of the subject land and I agree to allow City of Thorold staff and / or related agency staff the right to enter onto the land, as necessary, to assess and photograph the land for the proposal. I acknowledge that failure to allow access onto the land may result in this application being considered incomplete.

August 14, 2026
Date  *Signature of Registered Owner(s) or Authorized Agent*

Affidavit or Sworn Declaration:

To be signed and witnessed in the presence of a Commissioner for Taking Affidavits:

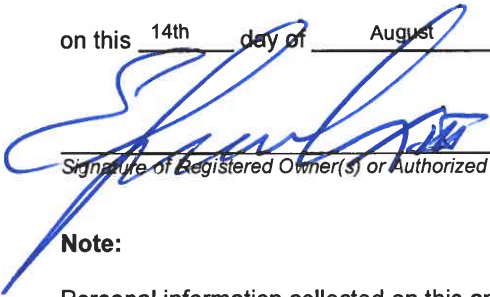
I, E.S. FOX LIMITED
print name of registered owner(s) or authorized agent

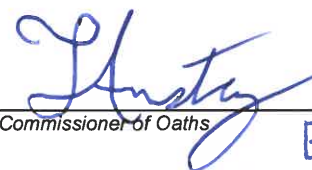
of the City of Niagara Falls in the province of Ontario
Municipality

solemnly declare that the information contained in this application is true and that the information contained in the documents that accompany this application is true and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Sworn or declared before me at the City of Niagara Falls in the Regional Municipality of Niagara
lower tier municipality *upper tier municipality*

on this 14th day of August 2026.


Signature of Registered Owner(s) or Authorized Agent

 Jacob Armstrong
Commissioner of Oaths Barrister & Solicitor

Note:

Personal information collected on this application will become part of a public record.

Personal information contained on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act and the Planning Act, R.S.O. 1990, c.P. 13 as amended, and Ontario Regulations 198/96 and 199/96 and will be used for the purpose of processing this application. The information may be used by other departments and agencies for the purpose of assessing the proposal and preparing comments to the municipality and approval authority.

Questions about this collection should be directed to:

City of Thorold
Freedom of Information Officer
P.O. Box 1044, 3540 Schmon Parkway
Thorold, Ontario L2V 4A7
Telephone (905) 227-6613 ext. 270

SECTION 4: OFFICIAL PLAN AMENDMENTNot applicable ☒

What land uses are permitted for each of the following on the subject land?

Thorold Official Plan: _____

Regional Official Plan: _____

Does the proposal comply with the Regional Official Plan? Yes ☐ No ☐Has a Regional Official Plan Amendment been applied for? Yes ☐ No ☐Is the proposal consistent with the Provincial Policy Statement? Yes ☐ No ☐A brief explanation of reason(s) for the requested change to the Official Plan: _____

_____**Existing Policy:**The proposed amendment ☐ changes ☐ replaces ☐ adds ☐ deletes
a policy in the Official Plan or ☐ changes a land use designationPlease explain proposed amendment and provide text and schedule if applicable. _____

_____Does the proposed Official Plan amendment alter all or part of the Urban Area Boundary or establish
a new Urban Area. What are the applicable Official Plan policies? _____

_____Does the Official Plan and/or Zoning By-law amendment remove the subject lands from an area of
employment? Does the proposal address the removal of land from an area of employment? What are
the Official Plan policies? _____

SECTION 4: ZONING BY-LAW AMENDMENTNot applicable ☐

What land uses are being proposed by the amendment?

To zone the FD portions of the subject lands to Rural Industrial with Site Specific Permissions permitting the existing Light Industrial Uses

Please list amendments requested to the Zoning By-law (including any general provision requirements):

see above

Does the proposed amendment meet Regional Official Plan? Yes ☒ No ☐Does the proposed amendment meet the local Official Plan? Yes ☒ No ☐Are amendments to existing zoning regulations required? Yes ☒ No ☐Is the proposal consistent with the Provincial Policy Statement? Yes ☒ No ☐If so, complete the following chart **in metric**

Column (b) is to show the proposed modified regulation which is to apply to the lands

Zoning Regulations	Existing Regulation	Proposed Regulation
Lot Area (min/max)	--	-
Lot Frontage – (min/max)	--	--
Lot Depth – (min/max)	--	--
Maximum Lot Coverage - %	--	--
Front Yard Setback (m)	--	--
Exterior Side Yard Setback (m)	--	--
Interior Side Yard Setback (m)	--	--
Rear Yard Setback (m)	--	--
Maximum Landscaped Open Space (m)	--	--
Maximum Height of Building or Structure (m)	--	--
Number of Storeys	--	--
Floor Area (min/max)	--	--
Maximum Number Dwellings	--	--
Minimum Distance Between Buildings on Same Lot	--	--
Minimum Number Parking Spaces	--	--
Loading Area Requirements	--	--
Other:	--	recognizes existing uses
		to permitted uses

JUSTIFICATION

Provide justification for this application to amend the local municipal official plan and/or zoning by-law (attached separate report(s) if necessary).

(In the case of a local municipal official plan amendment, the applicant is required to provide complete planning evidence outlining the justification for the amendment. This should address but not be limited to; why the proposed change is desirable and how it relates to the overall goals and objectives of the applicable official plan. It should be noted that further studies may be required by the municipality depending on the nature of the application.)

PRELIMINARY PLAN

Three (3) copies of a preliminary Site Plan (drawn to scale), one 11" x 17" photo reduction and a digital copy are required to be submitted with any Official Plan and/or Zoning By-Law Amendment application. The site plan must provide sufficient details of the intended development in order to assist in understanding the proposal. Generally, the following information should be included in the proposed site plan.

Details of Development:

- Lot Area
- Lot Frontage
- Building Coverage
- Total Building Size
- Number of Units and/or Total Commercial, Industrial Gross Floor Area
- Building Height
- Setback Requirements
- Landscaped Area
- Number of Loading Spaces
- Location of all Ingress & Egress Points

SURVEY PLAN REQUIREMENTS:

One (1) copy of Ontario Land Surveyors plan, a digital copy and one 11" x 17" photo reduction are required to be submitted with any Official Plan and/or Zoning By-law Amendment application. This plan is to include:

- The total holdings of the owner in the area
- The location, size and use of existing buildings and structures on the property, indicating which buildings are to be retained, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines
- The location, size and use of proposed buildings and structures
- The approximate location of all natural and artificial features on and adjacent to the subject land which, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- Surrounding land uses and ownership.
- The location and nature of any easement affecting the subject land.

SECTION 6: APPLICATION FOR SUBDIVISION AND CONDOMINIUM APPROVAL

Does the proposal comply with the Regional Official Plan? Yes ☐ No ☐

Has a Regional Official Plan Amendment been applied for? Yes ☐ No ☐

Is the proposal consistent with the Provincial Policy Statement? Yes ☐ No ☐

Proposed Land Use	No. of Units/ Dwellings	No. of Lots/ Blocks	Area in Hectares	Density Proposed (specify units per Hectares)	No. of Parking Spaces
Residential:					
Detached Dwelling					
Semi-detached/Duplex Dwelling					
Multiple Attached (Townhouse)					
Apartment					
Neighbourhood Commercial					
Commercial, Other					
Industrial					
Park, Open Space	Nil			Nil	Nil
Institutional (specify)				Nil	Nil
Roads	Nil			Nil	Nil
TOTAL					

ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS**New Buildings**

Has a site plan for the proposed condominium been approved? Yes ☐ No ☐

Has a site plan agreement been entered into? Yes ☐ No ☐

Has a building permit for the proposed condominium been issued? Yes ☐ No ☐

If yes, specify the date of issuance of building permit? _____

Has construction of the development started? Yes ☐ No ☐

If yes, specify the date construction started? _____

If construction is completed, indicate the date of completion? _____

Conversion:

Is this a residential rental building being converted to a condominium dwelling? Yes ☐ No ☐

Are tenants willing to purchase? Yes ☐ No ☐

What is the rental vacancy rate in the community? Yes ☐ No ☐

What is the anticipated sale price of each type of condominium unit proposed: \$ _____

SECTION 6: ADDITIONAL INFORMATION

The Table below lists the features or development circumstances of interest to the City.
Complete this Table and be advised of the potential information requirements in noted section.

SIGNIFICANT FEATURES CHECKLIST				
Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply?		If a feature, specify distance in metres	Potential Information Needs
	YES (✓)	NO (✓)		
Non-farm development near designated urban areas or rural settlement area	☐	☐		Demonstrate sufficient need within 20-year projections and that proposed development will not hinder efficient expansion of urban or rural settlement areas.
Class 1 industry ¹	☐	☐	____ Metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 industry ²	☐	☐	____ Metres	Assess development for residential and other sensitive uses within 300 metres.
Class 3 industry ³	☐	☐	____ Metres	Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site	☐	☐	____ Metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant	☐	☐	____ Metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization Pond	☐	☐	____ Metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Active Railway Line	☐	☐	____ Metres	Evaluate impacts within 100 metres.
Controlled access highways or freeways, including designated future ones	☐	☐	____ Metres	Evaluate impacts within 100 metres.
Operating mine site	☐	☐	____ Metres	Will development hinder continuation or expansion of operations?
Non-operating mine site within 1000 metres	☐	☐	____ Metres	Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?
Airports where noise exposure forecast (NEF or noise exposure projection (NEP) is 28 or greater)	☐	☐		Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
Electric transformer station	☐	☐	____ Metres	Determine possible impacts within 200 metres.
High voltage electric transmission line	☐	☐	____ Metres	Consult the appropriate electric power service.
Transportation and infrastructure corridors	☐	☐		Will the corridor be protected?
Prime agricultural land	☐	☐		Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.
Agricultural operations	☐	☐	____ Metres	Development to comply with the Minimum Distance Separation Formulae.

Mineral aggregate resource areas	☐	☐		Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations	☐	☐	____ Metres	Will development hinder continuation of extraction?
Mineral and petroleum resource areas	☐	☐		Will development hinder access to the resource or the establishment of new resource operations?
Existing pits and quarries	☐	☐	____ Metres	Will development hinder continued operation or expansion?
Significant wetlands	☐	☐	____ Metres	Demonstrate no negative impacts.
Significant portions of habitat of endangered and threatened species	☐	☐	____ Metres	Development is not permitted
Significant: fish habitat, woodlands, valley lands, areas of natural and scientific interest, wildlife habitat	☐	☐	____ Metres	Demonstrate no negative impacts
Sensitive ground water recharge areas, headwaters and aquifers	☐	☐		Demonstrate that ground water recharge areas, head-waters and aquifers will be protected
Significant built heritage resources and cultural heritage landscapes	☐	☐		Development should conserve significant built heritage resources and cultural heritage landscapes
Significant archaeological resources	☐	☐		Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed, catalogued and analysed prior to development
Erosion hazards	☐	☐		Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams
Flood plains	☐	☐		Development is not permitted within the flood plain.
Hazardous sites ⁴	☐	☐		Demonstrate that hazards can be addressed
Contaminated Sites	☐	☐		Assess an inventory or previous uses in areas of possible soil contamination
1. Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only. 2. Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic. 3. Class 3 industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions. 4. Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils (sensitive marine clays (Leda, organic soils) or unstable bedrock (Karst topography)).				

Note: The above Table identifies Significant Features Checklist and is intended to assist the Municipality to determine whether significant provincial features or circumstances may be affected by a plan which proposes to change the use of a specific site. It describes potential information needs.