

COMMITTEE OF ADJUSTMENT

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

NOTICE OF DECISION – August 20, 2026

In the matter of an application for a minor variance by:

FILE NO.: D13-06-2026
ROLL NO: 2731 000 02608 600 0000
SUBJECT LAND: 13227 Highway 20, Thorold
Plan D4 Unit 3
APPLICANT: Lisa Tokuc
AGENT: Emily Elliott
HEARING DATE: Thursday, August 20, 2026 at 9:30 am

PURPOSE OF APPLICATION:

The subject lands are designated General Commercial under the City of Thorold Official Plan (CTOP) (2016) and are zoned Highway Commercial (C5) and Environmental Protection Two (EP2) under the Comprehensive Zoning By-law (60)2019 (CTZB). The General Commercial designation of the CTOP identifies 'fitness and dance studios' as a permitted use. Under the CTZB a 'fitness centre' is not permitted in a C5 zone, but is permitted within other commercial zones (C1, C2, C3).

- The proposed Minor Variance is to seek clarification on the interpretation of *Commercial Recreational Facility* in accordance with Section 45(2)(b) of the Planning Act to include a yoga, Pilates studio and boxing studio as a conforming use.
- The proposed uses will be entirely contained within the existing buildings and require no building additions, site alterations, parking expansions, or changes to the established site configuration.

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

1. That the requested relief to permit a yoga, Pilates studio and boxing studio shall only apply to the existing commercial structures shown on Figure 2 of the Staff 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:

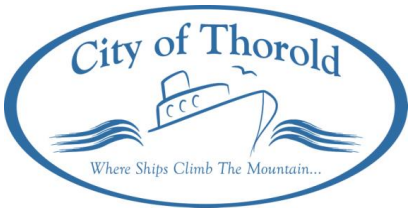
1. The proposed expansion is appropriate; and
2. It will not result in undue adverse impacts on the surrounding neighbourhood.

The last day for appeal of this decision is September 9, 2026.

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



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“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 – D13-06-2026 –13227 Highway 20

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
Electronically Signed By P. DiPaola, Member	Absent
Electronically Signed By G. Ravenek, Member	In favour

Date of Decision:	August 20, 2026
Date of Decision Notice:	August 24, 2026
Last date to file a notice of appeal:	September 9, 2026

I, David Schoenholz, 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

David Schoenholz
Secretary-Treasurer of the Committee of Adjustment