

## COMMITTEE OF ADJUSTMENT

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

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March 19, 2026

**TO:** Chairperson and Members of the Committee of Adjustment

**SUBJECT:** Application for Minor Variance  
D13-02-2026 – Ken Young, Debra Young, Jason Vincelette, Katie Arbour  
2200 Gainer Street, Thorold, Ontario  
PLAN M28 LOT 6 PT LOT 8 AND RP 59R17487 PART 2  
Roll Number: 2731 000 026 11900

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### KEY FACTS

- This application proposes to facilitate the construction of a 223 m<sup>2</sup> accessory structure building and to bring the current driveway into compliance with the provisions of the Zoning By-law.
- A Minor Variance application is proposed to grant relief for the height of a proposed accessory structure, increasing the maximum height to 6.0 m from 4.5 m and to increase the maximum width of a driveway from 7.3 m to 10.0 m.
- Planning staff recommend approval of the requested variances.

### RECOMMENDATIONS

That the City of Thorold Committee of Adjustment **APPROVE** application D13-02-2026, submitted by Ken Young, for lands known municipally as 2200 Gainer Street (PLAN M28 LOT 6 PT LOT 8 AND RP 59R17487 PART 2), as it relates to:

1. Relief from Part 3.1 - Table 3.1 of Comprehensive Zoning By-law 60(2019)(Accessory Building or Structure Requirements) to increase in maximum height of the proposed Accessory Structure in a Residential Zone from 4.5 m to 6.0 m, which represents an increase of 1.5 m ; and
2. Relief from Section 6.15.12 of Comprehensive Zoning By-law 2140(97)(Parking in a Front Yard) to increase in maximum driveway width from 7.3 m to 10.0 m, which represents an increase of 2.7 m.

*Subject to the following conditions:*

- That the requested relief for an increased maximum height and increase in the maximum driveway width shall only apply to permit the construction of an accessory structure of a general size and configuration as shown on Figure 3 of this report.
- That the owner submit a Stage 1 Archaeological Assessment, prepared by a licensed archaeologist, (and any required subsequent archaeological assessments) to the Ministry of Citizenship and Multiculturalism (MCM) and receive an acknowledgement letter from MCM (copied to the City of Thorold) confirming that all archaeological resource concerns have met licensing and resource conservation requirements prior to any development on the site. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the Ministry through the City of Thorold confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

## PROPOSAL

The applicant is seeking relief from the provisions of Part 3 - Table 3.1 Accessory Building or Structure Requirements of the Comprehensive Zoning By-law (60) 2019 and Part 6 - Section 6.15.12 Parking in Front Yard of the Comprehensive Zoning By-law 2140(97) to facilitate the construction of a proposed 223 m<sup>2</sup> accessory structure with three garage doors for household storage.

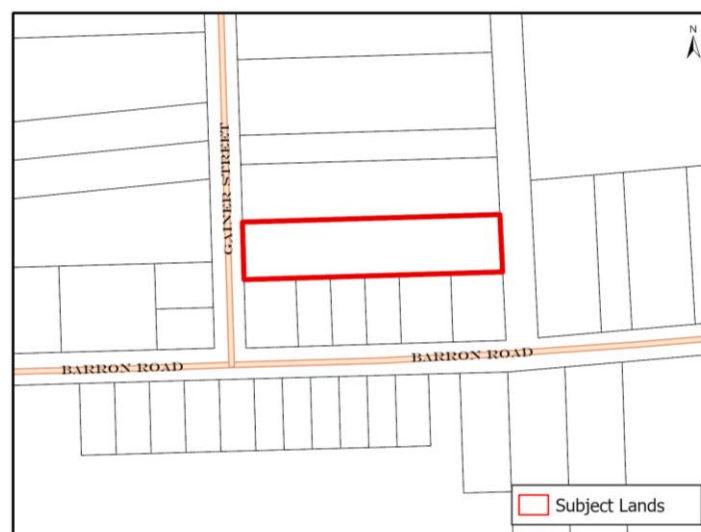


Figure 1: Location Map

### **Site Description**

The subject lands are zoned Residential One (R1A) within the Comprehensive Zoning By-law 60(2019) and under Comprehensive Zoning By-law 2140 (97) the property is zoned Residential First Density A (R1A). The subject lands are designated Urban Living Area and part of the lot is designated as Greenfield Overlay of the City of Thorold Official Plan. In the Niagara Regional Official Plan, the lands are designated as part of the Delineated Built-Up Area and part of the lands are in the Greenfield Area. The rear of the lot is identified as an area of Archaeological Potential.

The property contains a one-storey single detached dwelling with an attached garage. The lands are approximately 6,012.55 m<sup>2</sup> and have a 36.6 m frontage. The driveway is currently 10 m wide. To the east of the property is an unopened road allowance, Barron Road to the south, Gainer Street to the west and a rail line and Highway 20 to the north.

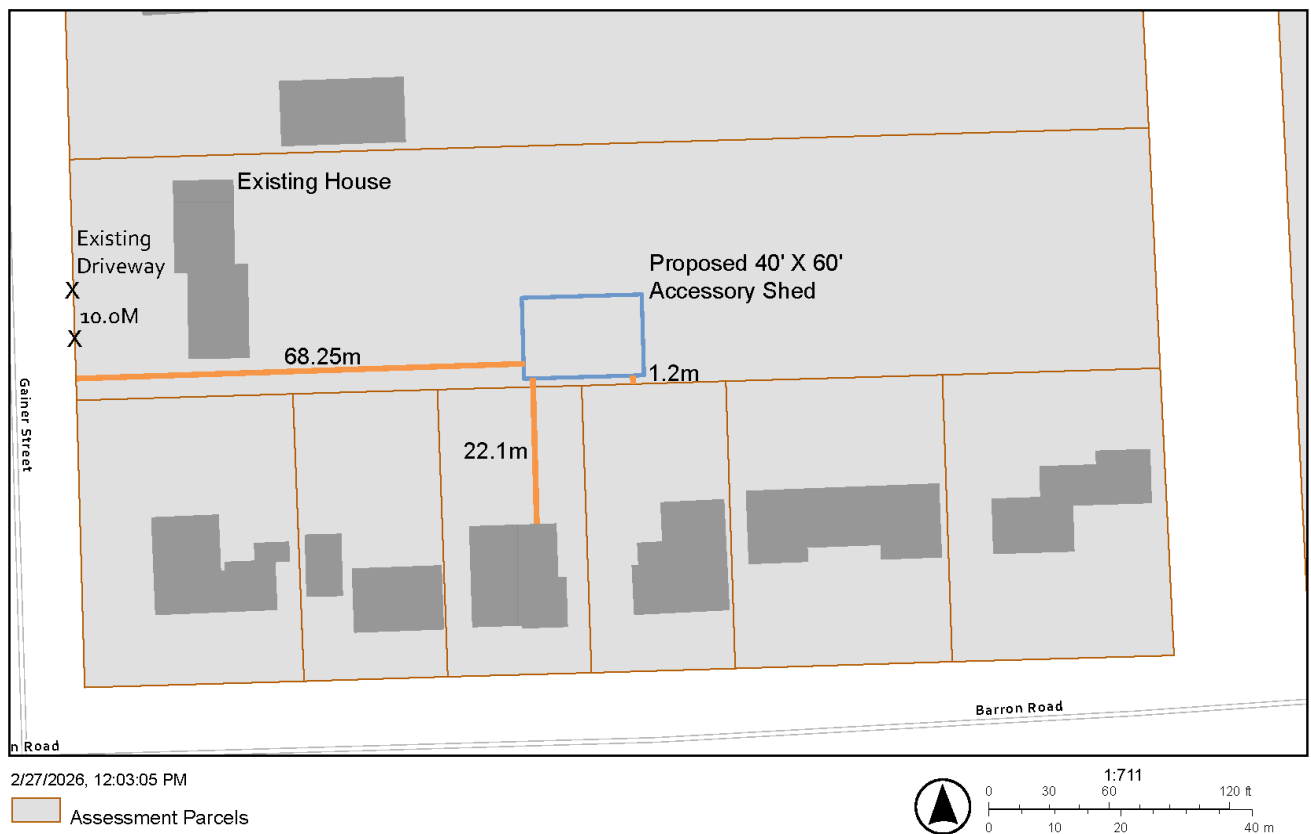


Figure 2: Proposed Plan

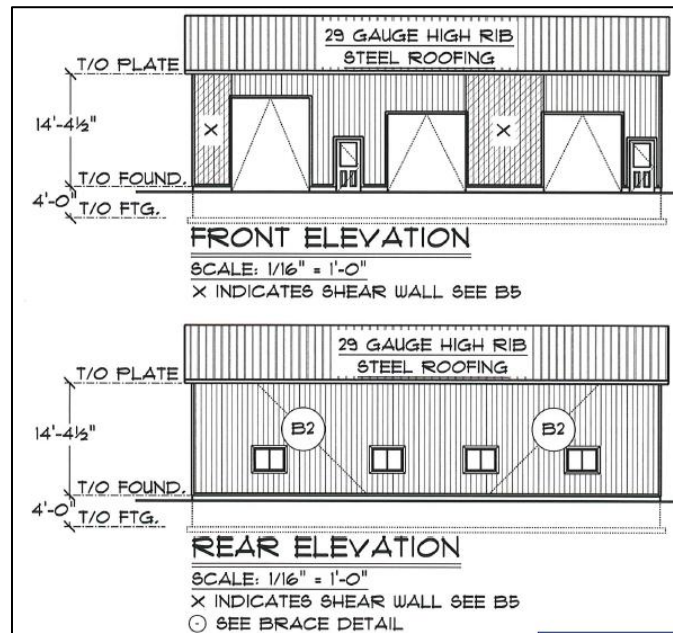


Figure 3: Elevation of proposed structure.

In order to facilitate this proposal on the subject lands, Section 45(1) of The Planning Act applies:

*The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained.*

All other requirements of the zoning by-law are being maintained.

### **Background Review**

Provincial Planning Statement (PPS)(2024)

The Provincial Planning Statement, effective October 20, 2024, provides the planning policy framework for municipalities within the Province of Ontario. The PPS includes 6 chapters, including the introduction and implementation, which outlines the goals and objectives of planning authorities as it relates to building homes, infrastructure and facilities, the wise use and management of resources, protecting public safety.

The Provincial Planning Statement (PPS) (2024) contains the following policies which relate to the submitted application:

**2.3.1.1** - Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

**2.3.1.2** - Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

**3.3.1.3** - Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Niagara Regional Official Plan (NOP) (2022)



Figure 4: NOP designated greenfield (green polygon).

As of March 31, 2025, the Region no longer holds planning authority under the Planning Act. The NOP now serves as an Official Plan for the City of Thorold, who in turn is responsible for ensuring conformity with its policies.

The subject lands are designated as part of the Delineated Built-Up Area and part of the lands are in the Greenfield Area within the NOP (2022). The following policies of the NOP relate to the submitted application:

**2.2.2.23** *Designated greenfield areas* shall achieve a minimum density of 50 residents and jobs combined per hectare as measured across the entire region.

**2.2.2.24** Local official plans are required to achieve the minimum greenfield density target in Policy 2.2.2.23 across the entire municipality and are encouraged to exceed this minimum.

**2.2.2.25** *Designated greenfield areas* will be planned as *complete communities* by:

- a. ensuring that *development* is sequential, orderly and contiguous with existing *built-up areas*;
- b. utilizing proactive planning tools in Section 6.1 and Section 6.2, as appropriate;
- c. ensuring *infrastructure* capacity is available; and

d. supporting *active transportation* and encouraging the integration and sustained viability of public transit service.

*City of Thorold Official Plan (CTOP) (2016)*

The CTOP, approved April 18, 2016 and consolidated in October 2025, provides the basis for managing growth within the City of Thorold. The intention of the plan is to provide direction and encouragement for public and private sector investment, while recognizing the existing, built and natural features which contribute to the quality of life in Thorold.

The subject lands are designated as part of the Urban Living Area and part of the lot is designated as Greenfield Overlay within the CTOP (2016). The following policies of the CTOP relate to the submitted application:

**A2.4.2 Objectives**

- To maintain and enhance the Urban Areas as diverse, liveable, safe, accessible and attractive communities.
- To respect the character of stable residential areas and only support applications for new development that are physically compatible with the character of the surrounding neighbourhood.
- To encourage the intensification and use of the lands within the Downtown and to make every effort to improve the economic health of the Downtown by encouraging redevelopment and the broadest mix of compatible uses.
- To maintain and enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.
- To encourage the development of neighbourhoods which are pedestrian-friendly and provide a mix of housing types compatible with the existing neighbourhood, in addition to community facilities, small-scale commercial centres and public open spaces.
- To provide community facilities that are safe, visible and accessible to residents in each neighbourhood.
- To improve the civic identity of the urban areas through the use and application of appropriate standards of urban design in public and private development.

#### **A4.1.1 Urban Living Area**

Lands designated Urban Living Area are the site of existing and planned residential development and complementary uses on full municipal services. The Urban Living Area may also include other small or minor land uses such as convenience stores or institutional uses which are supportive of and compatible within a primarily residential area.

**B1.1.2** Permitted Uses Permitted uses in the Urban Living Area designation include:

- a) *Single-detached residential dwelling units;*
- b) *Second dwelling units subject to Section B1.1.4;*
- c) *Semi-detached, townhouse, multiple and apartment dwellings subject to Section B1.1.5;*
- d) *Home occupations subject to Section B1.1.6;*
- e) *Bed and breakfast establishments in single detached dwellings, subject to Section B1.1.7;*
- f) *Public parks and open space;*
- g) *Complementary uses such as residential care facilities, special needs housing, day care facilities, institutional uses and convenience commercial uses subject to Section B1.1.8.*

#### **Comprehensive Zoning By-Law 60(2019) (CZBL)**

The CZBL, adopted May 23, 2024, is intended to implement the policies of the City's Official Plan. The Zoning By-law regulates the dimensions and built forms of permitted uses on lots, as well as identifies the relevant zone based on usage type as prescribed by the CTOP.

The subject lands are zoned Residential One (R1A) under the CZBL. The following provisions of the CZBL relate to the submitted application:

#### **3.1 Accessory Buildings and Structures**

Buildings and structures accessory to a permitted use are permitted in the residential zones, commercial zones, and employment zones subject to the following regulations:

- a) Accessory buildings or structures shall not be erected until the main building or use to which it is accessory is established;
- b) Accessory buildings or structures shall be located a minimum of 1.2 m from any other building or structure located on the same lot; and,
- c) The requirements for each zone in accordance with Table 3.1.

<b>Table 3.1 – Accessory Building or Structure Requirements</b>		
	<b>Residential Zones</b>	<b>Commercial and Employment Zones</b>
<i>Maximum Lot Coverage of Accessory Building(s) or Structure(s)</i>	10% of total <i>lot coverage</i> permitted	10% of total <i>lot coverage</i> permitted
<i>Minimum Front Yard Setback</i>	6.0 m, but in no case closer to the <i>street</i> than the <i>front wall</i> of the <i>dwelling</i>	As required by the applicable <i>zone</i>
<i>Minimum Rear Yard Setback</i>	0.9 m	As required by the applicable <i>zone</i>
<i>Minimum Interior Side Yard Setback</i>	0.9 m	As required by the applicable <i>zone</i>
<i>Minimum Exterior Lot Line Setback</i>	3m	Minimum <i>exterior side yard setback</i> as per the applicable <i>zone</i>
<i>Maximum Height</i>	4.5 m	6.0 m

Section 4.4.2.b) maximum driveway width in the CZBL is under appeal and therefore Section 6.15.12 of Comprehensive Zoning By-law 2140 (97) applies. Under the 1997 zoning by-law the property is zoned Residential First Density A (R1A).

### **6.15.12 Parking in Front Yard**

Within any of the Residential Zones, excepting the R4A and R4B Zones, no person shall park, permit or cause to be parked on any portion of the front yard of any lot for the purpose of parking or storing any motor vehicle, provided that this provision shall not apply to prohibit the use for such purpose of either one properly constructed and surfaced driveway or one properly constructed and surfaced parking area which **does not exceed a maximum width of 7.3 metres**.

### **MINOR VARIANCE PLANNING ANALYSIS**

The Committee of Adjustment, in accordance with Section 45 (1) of the Planning Act, may authorize a minor variance from the provisions of the by-law, subject to the following considerations:

- The variance maintains the general intent and purpose of the Official Plan.
- The variance maintains the general intent and purpose of the Zoning Bylaw.
- The variance is appropriate for the development or use of the land.
- The variance is minor in nature.

A summary of Planning Staff's review of the proposed variances with respect to each of these considerations are provided below.

#### **Does the Variance maintain the general intent and purpose of the Official Plan?**

The NOP and CTOP designate the subject lands as residential and part of the lands as Greenfield area. Single detached dwellings and complementary uses are permitted in the urban area and accessory structures are considered a complementary use.

The proposed structure is situated within the Greenfield area where the OP directs future intensification and development. The subject lands are used as a residence and there are no related applications for the development of these lands. The rear of the property is adjacent to an unopened and unimproved road allowance, limiting the short-term development potential of the parcel. The addition of the proposed accessory structure and the increasing the maximum width of the driveway does not prevent future intensification as outlined in B1.1.3.

The requested variances propose to recognize the existing driveway width on the property and maintains the general intent and purpose of the Official Plan by supporting the continued use of an established residential lot while remaining compatible with the surrounding neighbourhood.

As such, Planning Staff are of the opinion that the requested variances **meet** the general intent and purpose of both the NOP and CTOP.

**Does the Variance maintain the general intent and purpose of the Zoning By-law?**

The proposed accessory structure meets all other provisions of Section 3.1 - Table 3.1 of the CZBL except for maximum height (see Table 1 – Accessory Building or Structure Requirements below). The proposed structure is proposed to be setback from the southern interior lot line by 1.2 m whereas the minimum requirement is 0.9 m. The greater setback takes into consideration the height of the proposed structure and impact on the surrounding properties.

<b>Table 1: Section 3.1 Accessory Building or Structure Requirements</b>		
	<b>Provisions</b>	<b>Proposed</b>
3.1b)	Accessory buildings or structures shall be located a minimum of 1.2 m from any other building or structure located on the same lot	12.2 m
<i>Maximum Lot Coverage of Accessory Building(s) or Structure(s)</i>	10% of total <i>lot coverage</i> permitted	3.7 %
<i>Minimum Front Yard Setback</i>	6.0 m, but in no case closer to the <i>street</i> than the <i>front wall</i> of the <i>dwelling</i>	38.1 m

<i>Minimum Rear Yard Setback</i>	0.9 m	89.9 m
<i>Minimum Interior Side Yard Setback</i>	0.9 m	1.2 m
<i>Maximum Height</i>	4.5 m	<b>6.0 m</b>

While reviewing the subject lands, the width of the driveway was identified as being greater than 7.3 m. Relief for the driveway width was added to bring the property into greater compliance with the zoning by-law in effect. The purpose of driveway width provisions is to ensure adequate space for the minimum number of parking spaces and to help maintain front yard landscaped open space. The lot frontage of the subject lands is 36.6 m and the driveway width represents 27.3%, less than a third of the frontage. The frontage of the property is significant enough to accommodate a wider driveway while maintaining the landscaped open space in the front yard.

As such, Planning Staff are of the opinion that the requested variances **meet** the general intent and purpose of both the CZBL.

**Is the Variance Appropriate for the Development of the Land?**

The proposal requests relief to increase the permitted height of a proposed accessory structure, a normal residential use, and to bring the existing driveway of the subject lands into compliance. The proposed relief for accessory structure height would facilitate the construction of an accessory structure, a permitted use under the CTOP and CZBL. Further, the proposed relief to increase the width of the existing driveway would bring the lands into compliance. This supports typical development patterns in the area as there are accessory structures of similar height on neighbouring properties.

As such, Planning Staff are of the opinion that the requested variances **are** appropriate for the development of the land.

**Is the Variance minor in nature?**

The requested variance to increase the maximum height of an accessory structure would represent an increase of 1.5 m from the permitted standard of the CZBL. The proposed structure is in a position on the subject lands that minimizes impacts. It is setback from the interior lot line of the adjacent property by 1.2 m, greater than 0.9 m minimum interior side yard setback requirement. Additionally, the proposed structure is located along the southern boundary of the lot lines and shadows cast will be north of the structure and within the subject lands and not on adjacent landowners. There are some trees on the property that can provide some additional screening. Given the above average residential lot area and proposed setbacks, Staff are of the opinion that the accessory structure would not create adverse impacts on the adjacent property.

The requested variance to increase the maximum driveway width for a residential driveway would represent an increase of 2.7 m from the permitted standard of the CZBL. The 10.0 m driveway width represents less than a third of lot frontage. The subject lands lot frontage 36.6 m is three times greater than the minimum lot frontage requirement of an R1A zone, 12.0 m. Given the dimensions of the lot, Staff are of the opinion that the increase in driveway width would not create adverse impacts to the surrounding area.

As such, planning staff are of the opinion that the requested variances **are minor** in nature.

## **COMMENTS**

The application was circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands. The application was also circulated to internal departments and external agencies for comments (see Appendix 1), which are summarized below.

### Niagara Region

- Please see attached comment.
- To assist City staff with their evaluation, staff recommend the completion of a Stage 1-2 Archaeological Assessment (at minimum), prepared by a licensed archaeologist

and submitted to the Ministry of Citizenship and Multiculturalism as a condition of minor variance. If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of the City of Thorold, prior to clearance of this condition. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through the City of Thorold confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

The following agencies and departments were circulated for comment and either indicated no objections or did not provide comment at this time.

Indicated no objections	Did not provide comment
NPCA	MCFN
Cogeco	City of Thorold Building
Hydro One	City of Thorold Engineering
	City of Thorold Fire
	City of Thorold Community Services
	Canada Post
	Ministry of Transportation
	CN Rail
	GIO Rail
	NCDSB
	Bell Canada
	Enbridge
	OPG
	TransCanada Pipeline

### **Public Comments**

As a response to the circulation of Notice of Hearing, a neighbour provided comment that they have no issues with the design, location, or height of the accessory structure, but would like to know if the structure is going to be eventually used for a home business, including a garage/mechanic. They also inquired if the shipping containers are permitted or will be removed.

### **Response to Resident Concerns**

The purpose of the structure as described in the application is for storage.

Home occupations are permitted under the Comprehensive Zoning By-law (60) 2019. Part 3 – Section 3.6 Home Occupations outlines provisions for home occupations. A *motor vehicle repair shop/garage* and *light or heavy service shop* are not permitted as home occupations.

Under Part 3 – Section 3.23 Shipping Containers, Storage Containers and Storage Trailers and Table 3.3 – Residential, Agricultural and Rural Zones, two storage containers are permitted per lot in the rear yard only. Shipping containers are not a permitted use and are subject to By-law Enforcement and will need to be removed.

### **CONCLUSION**

It is the recommendation of planning staff that Minor Variance Application D13-02-2026, for the purpose of facilitating the construction of an accessory structure at 2200 Gainer Street **BE APPROVED**, subject to the conditions listed herein.

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**Prepared by:**  
Courtney Kaupp  
Development Planner  
City of Thorold Planning

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**Submitted by:**  
Kevin Nunn  
Senior Planner  
City of Thorold Planning

## **Appendices**

Appendix 1          Comments



## **Appendix 1 - Comments**



# **NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS**

**From:** [Paige Pearson](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** RE: City of Thorold Committee of Adjustment - March 19th 2026  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)

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Good afternoon,

The NPCA have reviewed the upcoming Committee of Adjustment Minor Variance Application, D13-02-2026 for the location, 2200 Gainer Street in Thorold and can offer the following comments.

Based on the NPCAs current mapping, the subject property does not contain and is not impacted by NPCA regulated areas. As such, the NPCA has no objection to the proposed development and Minor Variance approval.

If you have any questions, please do not hesitate to contact the NPCA.

Thank you,



**Paige Pearson (She/Her)**  
Watershed Planner

**Niagara Peninsula Conservation Authority (NPCA)**  
3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

(O) 905.788.3135 Ext 205

[www.npca.ca](http://www.npca.ca)

[ppearson@npca.ca](mailto:ppearson@npca.ca)

The NPCA completed its [Watershed-based Resource Management](#) and [Conservation Area](#) Strategies, paving the way for sustainable conservation across the Niagara Peninsula watershed. It's [Watershed Natural Asset Analysis and Valuation](#) for the Niagara Peninsula watershed offers new insights that redefine how we view nature. **Explore them today!**

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**From:** City of Thorold Planning <Planning@thorold.ca>

**Sent:** February 20, 2026 2:04 PM

**To:** Taran Lennard <tlennard@npca.ca>; Paige Pearson <ppearson@npca.ca>; Abby.LaForme@mncfn.ca; Daniel Dickson <Daniel.Dickson@thorold.ca>; David Hornblow <David.Hornblow@thorold.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; Building <Building@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Paula Wake <Paula.Wake@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Mark Richardson <Mark.Richardson@thorold.ca>; andrew.carrigan@canadapost.ca; matthew.prestinaci@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; circulations@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; talitha.laurenson@opg.com; TCenergy@mhbcpplan.com

**Subject:** City of Thorold Committee of Adjustment - March 19th 2026

Good afternoon,

Please find the Notice of Hearing and application materials for the Minor Variance application listed below to be heard at the City of Thorold March 19<sup>th</sup> Committee of Adjustment meeting.

Minor Variance

D13-02-2026

2200 Gainer Street

 [LINK](#)



# **NIAGARA REGION COMMENTS**

**Public Works – Infrastructure Planning and Development Division**

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7  
905-980-6000 Toll-free: 1-800-263-7215

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**Via Email Only**

March 10, 2026

Region File: PLMV202600228

Conor Warren  
Development Coordinator  
City of Thorold  
8 Carleton Street South  
Thorold, ON, L2V 5C2

Dear Mr. Warren:

**Re: Regional and Provincial Comments  
Proposed Minor Variance Application  
City File: D13-02-2026  
Owners: Ken Young, Debra Young, Jason Vincelette, Katie Arbour  
2200 Gainer Street  
City of Thorold**

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Regional Infrastructure Planning and Development staff has reviewed the proposed minor variance application for lands municipally known as 2200 Gainer Street in the City of Thorold. The application is required to facilitate the development of a 223 m<sup>2</sup> accessory structure with three garage doors for household storage.

The minor variance application is seeking relief from the maximum height (from 4.5 m to 6.0 m) and maximum driveway width (from 7.3 m to 10.0 m) in the City of Thorold Zoning By-law (6) 2019 and Comprehensive Zoning By-law 2140 (97).

Comments related to archaeology are provided as advisory under the Planning Services Agreement (PSA) between the Region and the City. Staff offer no comments or requirements under the Memorandum of Understanding for Engineering Review for this application.

**Archaeological Potential**

The *Provincial Planning Statement, 2024 (PPS)* and the *Niagara Official Plan, 2022 (NOP)* state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved, or the land has been investigated and cleared or mitigated following clearance from the Province. The subject

March 10, 2026

land is mapped as an area of archaeological potential in Schedule K of the NOP, with five registered archaeological sites within 300 metres.

Based on the sensitivity of the area, staff recommend the completion of a Stage 1-2 Archaeological Assessment, prepared by a licensed archaeologist. The assessment is to be submitted to the Ministry of Citizenship and Multiculturalism, with a copy of their acknowledgement letter shared to the City of Thorold.

Recognizing that no archaeological assessment, regardless of intensity, can entirely negate the possibility of the discovery of deeply buried archaeological resources, staff provide the below warning clause to the owners:

*“If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the police and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C.”*

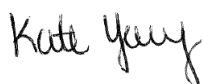
## **Conclusion**

From a Provincial and Regional policy standpoint, it is the responsibility of City staff to evaluate whether the proposal is consistent with the *Provincial Planning Statement* and conforms to the *Niagara Official Plan*.

To assist City staff with their evaluation, staff recommend the completion of a Stage 1-2 Archaeological Assessment (at minimum), prepared by a licensed archaeologist and submitted to the Ministry of Citizenship and Multiculturalism as a condition of minor variance. If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of the City of Thorold, prior to clearance of this condition. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through the City of Thorold confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

Should you have any questions, please contact the undersigned at [Katie.Young@niagararegion.ca](mailto:Katie.Young@niagararegion.ca). Please send the staff report and notice of Committee's decision on the application when available.

Kind regards,



Katie Young, MCIP, RPP  
Senior Planner



# **COGECO COMMENTS**

**From:** [Jeremy Leemet](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** Re: City of Thorold Committee of Adjustment - March 19th 2026  
**Date:** March 2, 2026 3:20:45 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Good Afternoon  
Cogeco has no comment.  
Thanks Jeremy Leemet

On Mon, Mar 2, 2026 at 2:54 PM City of Thorold Planning <[Planning@thorold.ca](mailto:Planning@thorold.ca)> wrote:

Hello,

Please find the revised Notice of Hearing attached,

The notice has been updated to better reflect the location of the accessory structure on the property, the requested relief has not changed.

Please review and provide comments to the [Planning@Thorold.ca](mailto:Planning@Thorold.ca) on or before **12:00 pm, March 12th, 2026**. If no comment or intention to provide response is received, we will consider this to mean there is no comment on the application.

Thanks,  
David Schoenholz

Planning Clerk



**City of Thorold Planning**

Development Services

**City of Thorold**

905-227-6613

P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON, L2V 4A7

[www.thorold.ca](http://www.thorold.ca)

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**From:** City of Thorold Planning

**Sent:** February 20, 2026 2:04 PM

**To:** 'tlennard@npca.ca' <[tlennard@npca.ca](mailto:tlennard@npca.ca)>; 'ppearson@npca.ca' <[ppearson@npca.ca](mailto:ppearson@npca.ca)>; 'Abby.LaForme@mncfn.ca' <[Abby.LaForme@mncfn.ca](mailto:Abby.LaForme@mncfn.ca)>; Daniel Dickson <[Daniel.Dickson@thorold.ca](mailto:Daniel.Dickson@thorold.ca)>; David Hornblow <[David.Hornblow@thorold.ca](mailto:David.Hornblow@thorold.ca)>; Dinesh Adhikari <[Dinesh.Adhikari@thorold.ca](mailto:Dinesh.Adhikari@thorold.ca)>; Building <[Building@thorold.ca](mailto:Building@thorold.ca)>; thoreng <[thoreng@thorold.ca](mailto:thoreng@thorold.ca)>; Alex Sales <[Alex.Sales@thorold.ca](mailto:Alex.Sales@thorold.ca)>; Jenny Rodriguez <[Jenny.Rodriguez@thorold.ca](mailto:Jenny.Rodriguez@thorold.ca)>; Abu Rashed <[Abu.Rashed@thorold.ca](mailto:Abu.Rashed@thorold.ca)>; Ugo Obiako <[Ugo.Obiako@thorold.ca](mailto:Ugo.Obiako@thorold.ca)>; Paula Wake <[Paula.Wake@thorold.ca](mailto:Paula.Wake@thorold.ca)>; Steven Polich <[Steven.Polich@thorold.ca](mailto:Steven.Polich@thorold.ca)>; FPO <[FPO@thorold.ca](mailto:FPO@thorold.ca)>; Mark Richardson <[Mark.Richardson@thorold.ca](mailto:Mark.Richardson@thorold.ca)>; 'andrew.carrigan@canadapost.ca' <[andrew.carrigan@canadapost.ca](mailto:andrew.carrigan@canadapost.ca)>; 'matthew.prestinaci@ontario.ca' <[matthew.prestinaci@ontario.ca](mailto:matthew.prestinaci@ontario.ca)>; 'proximity@cn.ca' <[proximity@cn.ca](mailto:proximity@cn.ca)>; 'aaron.white@giorail.com' <[aaron.white@giorail.com](mailto:aaron.white@giorail.com)>; 'katie.young@niagararegion.ca' <[katie.young@niagararegion.ca](mailto:katie.young@niagararegion.ca)>; 'Lori.Karlewicz@niagararegion.ca' <[Lori.Karlewicz@niagararegion.ca](mailto:Lori.Karlewicz@niagararegion.ca)>; 'Josh.Wilson@niagararegion.ca'



# **HYDRO ONE COMMENTS**

**From:** [Quinn Briscall](#)  
**To:** [City of Thorold Planning](#)  
**Cc:** [Marley Faria](#)  
**Subject:** City of Thorold Committee of Adjustment - Minor Variance - D13-02-2026 - 2200 Gainer Street  
**Date:** March 9, 2026 10:08:25 AM  
**Attachments:** [image001.png](#)

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Hi City of Thorold Planning department,

I have reviewed the Notice of Hearing and application materials for the minor variance regarding D13-02-2026 - 2200 Gainer Street.

On behalf the Design Services department here at Hydro One, I do not see any issues or concerns with what has been proposed.

Thank you for keeping us in the loop.

Much appreciated,

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**Quinn Briscall**

Supervising Distribution Engineering Technician  
Design Services – Thorold Operation Centre  
Hydro One Networks Inc.  
905.932.6605

[Quinn.briscall@HydroOne.com](mailto:Quinn.briscall@HydroOne.com)