

## COMMITTEE OF ADJUSTMENT

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

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June 19, 2025

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

**SUBJECT:** Minor Variance Application D13-10-2025

17 Chapel Street North, Thorold Ontario

**PLAN 11 PT BLK C NP898 RP**

**640500288**

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### PROPOSAL

An application has been submitted for a detached accessory structure, proposed to be a garage with a secondary dwelling unit (SDU) (also referred to as an Additional Residential Unit) on the second storey. The subject lands are zoned Residential One (R1B) in accordance with the City's Comprehensive Zoning Bylaw 60-2019 (see **Figure 1**). In order to facilitate the development, the following variances from the provisions of Bylaw 60-2019 are being requested:

- Relief from Part 3 – General Regulations, Table 3.1: Accessory Building or Structure Requirements – To permit a maximum accessory lot coverage of 11% whereas the bylaw permits a maximum of 10%.
- Relief from Part 3 – General Regulations, Table 3.1: Accessory Building or Structure Requirements – To permit a height of an accessory structure of 6 metres whereas the bylaw permits a maximum of 4.5 metres.

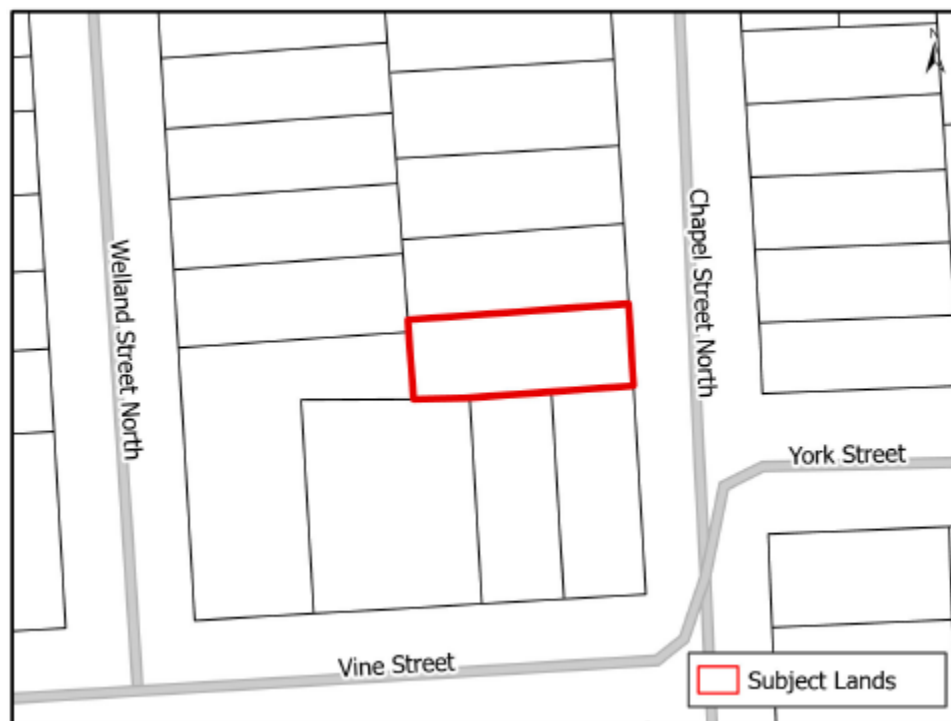


Figure 1: Location Map

## RECOMMENDATIONS

That Minor Variance Application D13-10-2025 to increase the maximum accessory lot coverage from 10% to 11%, and to increase the maximum height for accessory structures from 4.5 metres to 6 metres, for the purpose of constructing a garage with an accessory dwelling unit on the second storey, **BE APPROVED** subject to the following conditions:

- 1) The proposed secondary dwelling shall be suitably serviced with City sewer and water services to the satisfaction of the Engineering Department.

## Site Description

The subject lands are located to the north of Vine Street with frontage on Chapel Street North within the City of Thorold as shown in **Figure 1**. The land is currently developed with a single detached two storey dwelling and accessory shed. Access to the lot is provided from Chapel Street North. The proposed accessory structure will be located to the rear of the existing dwelling and will require the removal of the existing shed, as well

as the covered concrete porch attached to the existing dwelling. The applicant proposes to extend the existing driveway to connect to the garage and SDU.

**Background Review**

The subject lands are zoned Residential One (R1B) in the City of Thorold’s Zoning Bylaw 60-2019, as amended. This zoning category permits various forms of low-density residential uses, such as single detached dwellings, semi-detached dwellings, duplexes and triplexes. The R1B zone also permits supplementary accessory structures and secondary dwelling units (SDUs). The applicant proposes to construct an accessory structure (a garage) on the subject lands.

The accessory structure is proposed to be 5.95 metres tall (to mid-point of roofline). In addition, the lot coverage of the garage is proposed to be 47.61m<sup>2</sup>. As a result, two variances are required in order to permit the proposed accessory structure on the subject lands, as shown in **Figure 2**.

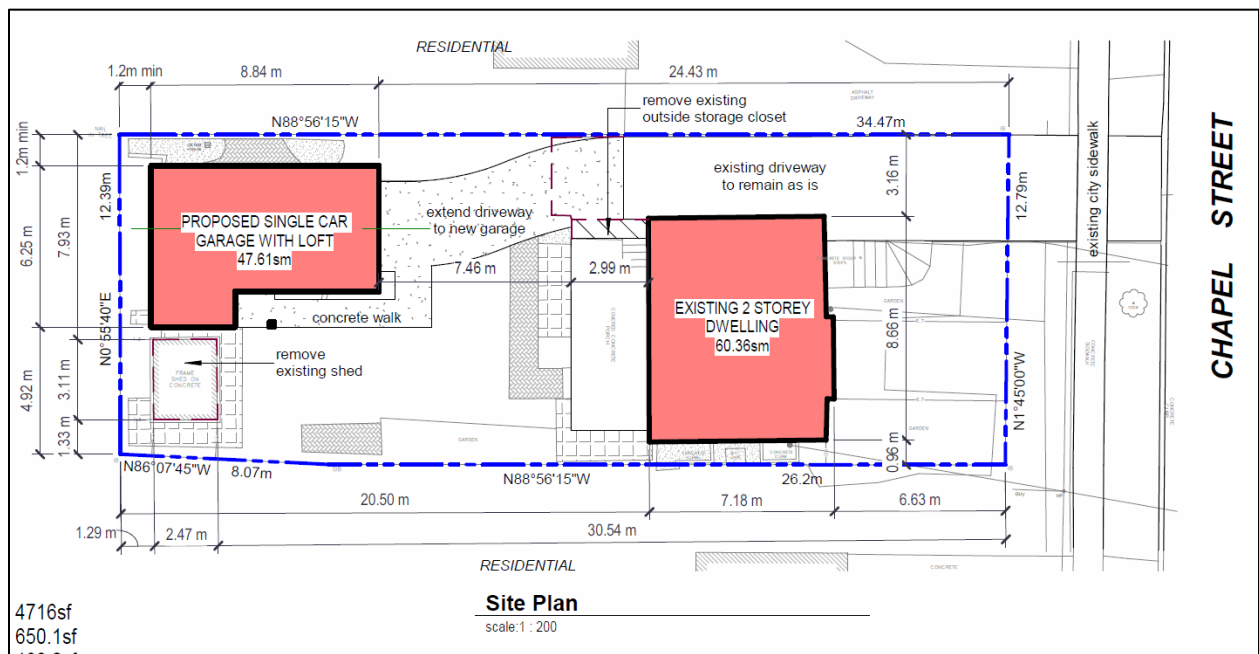


Figure 2: Site Plan

The proposed accessory structure must comply with the provisions as set out in Section 3.1 – Accessory Buildings of the City’s Comprehensive Zoning Bylaw 60-2019. The table

below references the applicable regulations for accessory structures in Residential zones and identifies the variances required for this application.

<b>Section 3.1 – Accessory Buildings and Structures Requirements</b>		
Provision	Requirement	Proposal
Maximum Lot Coverage of Accessory Building(s) or Structure(s)	10% of total lot coverage permitted	<b>11%*</b>
Minimum Front Yard Setback	6.0m, but in no case closer to the street than the front wall of the dwelling	24.27m
Minimum Rear Yard Setback	0.9m	1.2m
Minimum Interior Side Yard Setback	0.9m	1.2m
Minimum Exterior Lot Line Setback	3m	N/A
Maximum Height	4.5m	<b>6m*</b>

**\* Denotes zoning deficiency**

The accessory structure and secondary dwelling unit is also subject to Section 3.21 of the Zoning By-law. Notwithstanding this section of the Zoning By-law, legislation has been passed by the province through Bill 23 to permit three (3) dwellings on a serviced residential lot as of right.

## **PROVINCIAL AND REGIONAL PLANNING ANALYSIS**

### **Provincial Planning Statement (2024) (PPS)**

The 2024 Provincial Planning Statement encourages intensification within established Settlement Areas. The proposed development is located within the City of Thorold’s Built-Up area. The creation of a SDU and garage within an accessory structure is a modest form of intensification that assists the municipality in achieving its intensification targets. In staff’s opinion, the proposed development is consistent with the 2024 Provincial Planning Statement.

### **Niagara Region Official Plan (2022)**

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

The Niagara Region Official Plan (NOP) directs growth to Settlement Areas and more specifically, to Built-Up Areas with available municipal services. The Niagara Official Plan has established an intensification target of 25% of new residential units to be provided in the Built-Up Area of Thorold.

The proposed accessory structure with an SDU within a residential property supports the achievement of the intensification target. Municipal water and wastewater services are also available on Chapel Street and the new lot can connect to these services.

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

The City of Thorold Official Plan designates the subject lands as part of the Urban Living Area. Under Policy B1.1.3, in accordance with Provincial and Regional policy, the City of Thorold Official Plan has identified the built boundary as a key area of intensification, accounting for approximately 15% of total projected housing growth within the City. Policy B 1.1.4.1 states that Secondary dwelling units are considered an “appropriate form of residential intensification” which contributes to the affordable housing supply within the City and will be permitted “as-of-right” in the City’s Zoning By-law.

The proposed development is supportive of the intensification goals outlined in the City of Thorold Official Plan (2016).

#### **City of Thorold Comprehensive Zoning By-law (2019)**

The subject lands are zoned R1B – Residential One within the City of Thorold’s Comprehensive Zoning By-law (2019). The R1B zone permits single-detached dwellings and associated accessory buildings, subject to additional provisions outlined in Section 3.1. The accessory building and structure requirements under Section 3.1 provides for a 10% maximum lot coverage of the secondary dwelling unit, and a 4.5 metre maximum building height. The applicant is requesting a 1% relief in maximum lot coverage of a second dwelling unit, and a 1.5 metre relief from the maximum height provision.

The proposed development meets all other required provisions under the Comprehensive Zoning By-law 60-2019.

## **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 bylaw, 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.

A summary of planning staff's review of the proposed variances with respect to each of these considerations is provided below.

### **Is the general intent and purpose of the Official Plan maintained?**

The subject lands are located in the Urban Area Boundary, designated "Urban Living Area" and are subject to the Centre Community Improvement Area and Built Boundary overlays in the City of Thorold Official Plan (2016). Lands permitted within the Urban Living Area include existing and planned residential development and complimentary uses on full municipal services. This designation also permits secondary dwelling units.

Section A2.4.2 of the Official Plan outlines objectives for urban character in the City, which include:

- 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 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.

Section A5.6 of the Official Plan identifies policy support for intensification in built-up areas:

- the policies of this Plan support intensification within the built-up area, and the City will, through this Plan and through separate studies and initiatives, continue to

encourage and support redevelopment of under-utilized urban land in a manner that is complementary and compatible with existing streets and neighbourhoods.

Associated accessory structures and SDUs are permitted within Residential zones in Zoning By-law 60-2019. The proposed variances would allow for a SDU within a permitted accessory structure, behind the existing dwelling on the subject lands. The existing established neighbourhood contains a variety of one and two-storey residential dwellings and a variety of accessory structures. With the introduction of a SDU, no negative impacts to the existing neighbourhood are anticipated as the scale and character of the neighbourhood has been maintained.

Staff are satisfied that the proposed variances conform with the general intent and purpose of the Official Plan. **Is the general intent and purpose of the Zoning By-law maintained?**

The subject lands are zoned Residential One “R1B” in the City of Thorold’s Zoning Bylaw 60-2019, as amended, and meets the lot width and size requirements of the R1B zone. The R1B zone permits single detached dwellings and associated accessory structures, as well as SDUs.

The proposed variance requests an increase in lot coverage to 11%. As noted in the table above, Section 3.1 of the Zoning By-law permits a maximum of 10% coverage for accessory structures. The intent of this provision is to ensure that accessory uses remain subordinate to the principal use of the site, to ensure adequate separation from adjacent properties, and minimize privacy concerns. Given that the location of the proposed garage and SDU exceeds the required setbacks for the interior and rear lot lines, and that the primary dwelling remains 27% larger (ground floor area/lot coverage) than the proposed accessory structure, Staff is satisfied that the proposal would remain secondary in nature and have minimal impact on adjacent properties.

A second variance is proposed for the garage structure to permit a maximum height of 6m. As noted in the table above, Section 3.1 of the Zoning By-law permits a maximum height of 4.5m coverage for accessory structures. The intent of this provision is to ensure that accessory uses do not have a significant impact on neighbouring properties and remain secondary in nature to the principal dwelling. The Zoning By-law requires minimum side and rear yard setbacks of 0.9 metres, and the proposed location of the garage and SDU accessory structure exceeds both these requirements, providing 1.2 metres to both the interior and rear lot lines of the property. Given that the location of the

accessory structure exceeds the requirements under Section 3.1, Staff is of the opinion that the height of the garage would have a minimal impact on adjacent properties. Additionally, the existing dwelling and surrounding dwellings in the neighbourhood are generally 2-2.5 stories in height. The proposed structure would integrate well within the area and would have no expected impact on the character of the neighborhood.

Staff is satisfied that the variance requesting a total lot coverage of 11%, and the variance requesting a maximum height of 6 metres maintains the general intent and purpose of the Zoning By-law.

**Is the variance appropriate for the development of the land?**

It is the opinion of Planning Staff that the proposal is desirable for the appropriate development of the land, as it would facilitate further intensification of the lands and facilitate the creation of an accessory structure with a Secondary Dwelling Unit, which is a permitted use in the Official Plan and Zoning By-law.

**Are the variances minor?**

The requested variance to increase maximum lot coverage for accessory structures on the subject lands would represent 1% of the total lot area. Given that the accessory structure exceeds accessory setback regulations, and that the principal dwelling remains 27% larger than the proposed, Staff is of the opinion that the variance is minor in nature and that the accessory structure would remain secondary to the principal use on the lot. Additionally, the proposed elevations of the SDU do not have windows on the northern façade, reducing any expected impacts to privacy of the adjacent properties.

The requested variance to increase the maximum height of an accessory structure to 6 metres would represent an additional 1.5 metre in height. Given that the proposed structure exceeds the setback requirements for side and rear lot lines, and that the existing character of the neighbourhood generally includes dwellings and structures 2-2.5 stories in height, Staff are of the opinion that the variance is minor in nature and the accessory structure would integrate well with the surrounding area with minimal impact.

**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, which are summarized below.

### **Agency & Department Comments**

#### **Building Department**

- Comments from the Building Department identified that a permit will be required for new construction prior to commencing work in addition to Development Charge and Building Code comments. No objections were noted.

#### **Niagara Region**

- No concerns were identified. However, the site is located within an area of archeological potential, and an Archaeological Assessment is strongly recommended. If any archeological materials are uncovered during construction, a full archaeological study must be conducted.

#### **No comments:**

- Engineering Department;
- Fire Department;
- Heritage Thorold (LACAC);
- Cogeco Inc.;
- Hydro One Inc.;
- Niagara Escarpment Commission;
- Niagara Peninsula Conservation Authority (NPCA);
- Ontario Power Generation (OPG)

### **Public Comments**

- No Public comments were received as of the date of the writing of the report.

## **CONCLUSION**

In conclusion, it is the recommendation of Planning staff that minor variance application D13-09-2025 requesting minor variances to the City of Thorold Comprehensive Zoning Bylaw 60-2019 to increase the maximum accessory lot coverage from 10% to 11% and the maximum height from 4.5 metres to 5.5 metres, for the purpose of an accessory garage structure, **BE APPROVED.**

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**Prepared by:**

Mila Masic, BES  
Intermediate Planner  
MHBC for City of Thorold Planning

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**Submitted by:**

Juliane vonWesterholt  
Associate  
MHBC for City of Thorold Planning

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**Reviewed by:**

Walter Basic  
Interim Director of Development Services  
City of Thorold Development Services



# **NIAGARA REGION COMMENTS**

**From:** [Shanks, Amy](#)  
**To:** [Antonietta Vanderberg](#); [Development Planning Applications](#)  
**Cc:** [Conor Warren](#)  
**Subject:** RE: Request Regional Review Fee  
**Date:** March 18, 2025 4:36:30 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Antonietta,

Regional staff will not need to review this minor variance application and will not require a fee.

**The following comments are provided for the consideration of City staff and the applicant, as Regional planning authority will transfer to the City on March 31<sup>st</sup>:**

The subject lands are identified as having archaeological potential under the Niagara Official Plan (NOP). Typically, NOP policies require an archaeological assessment for developments proposing significant site disturbance within areas of archaeological potential. However, given the nature of the proposed development (a minor variance for an accessory building approximately 47 square meters in size), Regional staff would strongly advise, rather than require, the applicant to conduct an archaeological assessment. If archaeological resources are discovered outside the scope of an assessment, a full archaeological assessment would be required. Therefore, it may be beneficial for the applicant to undertake the assessment proactively to avoid any delays or complications during construction.

At minimum, the applicant should be informed of the following warning clause regarding the potential discovery of archaeological resources on-site:

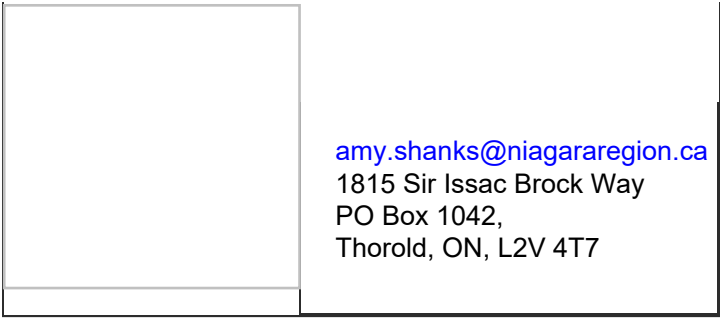
*“If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the police and coroner to secure the site. If the discovery is not human remains, 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, which can be accessed here:*

*<https://www.niagararegion.ca/projects/archaeological-management-plan/default.aspx>”*

I hope this information is of assistance. Please let me know if you have any questions. Thanks for checking!

Have a great evening,  
Amy

<p><b>Amy Shanks, MCIP, RPP</b> Senior Development Planner Niagara Region 905-980-6000 ext. 3532</p>
--



[amy.shanks@niagararegion.ca](mailto:amy.shanks@niagararegion.ca)  
1815 Sir Issac Brock Way  
PO Box 1042,  
Thorold, ON, L2V 4T7

**From:** Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>  
**Sent:** Tuesday, March 18, 2025 3:20 PM  
**To:** Shanks, Amy <Amy.Shanks@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>  
**Cc:** Conor Warren <Conor.Warren@thorold.ca>  
**Subject:** Request Regional Review Fee

<b>Niagara Region Security Warning:</b>	This is an external email, use caution when opening attachments or clicking links
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Hello Amy,

I hope this email finds you well. Please see below a Minor Variance application for your determination of whether a Regional Review Fee is required or not.

**D13-10-2025      17 Chapel St. N      Applicant is proposing to build a garage with an accessory dwelling on the 2<sup>nd</sup> floor of the garage. Requesting Height Relief 1.45m and Lot Coverage Relief 0.9%**

Once you have provided your confirmation of whether a Regional Fee is required, no action is necessary if no fee is required. If the application requires a Regional Fee, I will contact the applicant to advise of the required fee and provide the payment instructions with a payment deadline date.

Kind regards,  
Antonietta



**Antonietta Vanderberg**

Temporary Planning Clerk  
Development Services

**City of Thorold**

905-227-6613 x259

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

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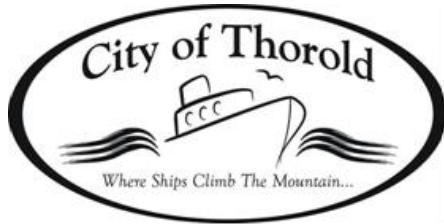
# **CITY OF THOROLD BUILDING COMMENTS**

## **17 Chapel Street North**

- A permit for the proposed new building construction is required to be obtained from the City of Thorold's Building Division prior to commencement of work.
- City Development Charges, Regional Development Charges will apply and will be calculated at the time of building permit issuance. If the owner wishes to estimate the fee at this stage of the development process, prior to building permit review process, please review the requirements in the respective Development Charges By-laws.
- Clearances to above ground electrical conductors shall be as per OBC subsection 3.1.19., article 3.15.5.2., as applicable. (Conform to the requirements of CAN/CSA-C22.3 No.1, "Overhead Systems", for electrical conductors carrying voltages greater than 69 kV.)
- All unprotected openings in an exterior wall facing a property line or another building are limited in size according to OBC 3.2.3. unless approved otherwise.
  - No unprotected openings are permitted in any exterior wall with a limiting distance less than 1.2m (4').
- All unprotected openings in an exterior wall facing a property line or another building are limited in size according to OBC 9.10.14, unless approved otherwise.



# **CITY OF THOROLD ENGINEERING COMMENTS**



**Memorandum**  
City of Thorold  
Operations Department  
905-227-3535

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**To:** Antonietta Vanderberg, Planning Clerk  
**From:** Jenny Rodriguez  
**Subject:** Minor Variance  
Draft Notice Of Hearing - D13-10-2025 - 17 Chapel Street N\_V3 AV -  
Final  
**Date:** May 13, 2025

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Please be advised that the Engineering Department has no comments to offer regarding this Minor Variance Application.

Should you have any questions, please contact the undersigned.

Jenny Rodriguez,  
Engineering Technician, Engineering Division  
[jenny.rodriquez@thorold.ca](mailto:jenny.rodriquez@thorold.ca)  
(905) 227-6613. Ext. 261

CC.  
Ugo Obiako,  
Project Manager, Engineering Division  
[ugo.obiako@thorold.ca](mailto:ugo.obiako@thorold.ca)  
(905) 227-6613. Ext. 294



# **CITY OF THOROLD FIRE AND EMERGENCY SERVICES COMMENTS**

**From:** [FPO](#)  
**To:** [Antonieta Vanderberg](#)  
**Subject:** RE: City of Thorold Committee of Adjustments - June 19, 2025  
**Date:** May 20, 2025 3:09:16 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Good Afternoon Antonietta,

Apologies I was away for a few weeks, not sure if anyone has already taken a look at these from the fire department.

I have no comments on these applications.

Thank you,



**Traviss Ketler**

Fire Prevention Officer  
Fire and Emergency Services

**City of Thorold**

905-227-6613 x313

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

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*What's your life worth? Smoke and CO alarms cost no more than \$30.00, make sure you have one!*

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**From:** Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>

**Sent:** May 1, 2025 4:10 PM

**To:** rosi.zirger@ontario.ca; kendra.adair@ontario.ca; ppearson@npca.ca; smastroianni@npca.ca; tproks@npca.ca; [REDACTED]; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@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>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca; Usama.Ali@ontario.ca; saumya.john@ontario.ca; matthew.prestinaci@ontario.ca; balroop.narwal@ontario.ca; proximity@cn.ca; aaron.white@gorail.com; katie.young@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; jeremy.leemet@cogeco.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; rahim.baird@infrastructureontario.ca; Andrea Sinclair <asinclair@mhbcplan.com>; Juliane vonWesterholt <jvonwesterholt@mhbcplan.com>; Mila Masic <mmasic@mhbcplan.com>

**Cc:** Conor Warren <Conor.Warren@thorold.ca>

**Subject:** City of Thorold Committee of Adjustments - June 19, 2025

Hello,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold June 19, 2025 Committee of

Adjustment meeting

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

Please review and provide comments to the [Planning@Thorold.ca](mailto:Planning@Thorold.ca) website **on or before 4:00 pm., May 16, 2025**



**Antonieta Vanderberg**

Temporary Planning Clerk  
Development Services

**City of Thorold**

905-227-6613 x259

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

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# **NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS**

**From:** [Paige Pearson](#)  
**To:** [City of Thorold Planning](#)  
**Cc:** [Antonietta Vanderberg](#)  
**Subject:** NPCA COA Comments: June 19, 2025  
**Date:** May 5, 2025 1:33:14 PM  
**Attachments:** [image001.png](#)  
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[image006.png](#)  
[image007.png](#)  
[Draft Notice Of Hearing - D10-03-2025 - 1548 Henderson Street V6 AV- Final.pdf](#)  
[Draft Notice of Hearing - D13-09-2025 - 9 Fawn Court V4 AV - Final.pdf](#)  
[Draft Notice Of Hearing - D13-10-2025 - 17 Chapel Street N V3 AV - Final.pdf](#)

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Good afternoon,

Please find the NPCAs comments below for each of the COA Applications.

**D10-03-2025, 1548 Henderson Street: Consent**

Based on the NPCA mapping, the subject property does not contain NPCA regulated features. As such, the NPCA would have no objection to the Consent Application.

**D13-09-2025, 9 Fawn Court: Minor Variance**

Based on the NPCA mapping, the subject property does not contain NPCA regulated features. As such, the NPCA would have no objection to the Minor Variance.

**D13-10-2025, 17 Chapel Street N: Minor Variance**

Based on the NPCA mapping, the subject property does not contain NPCA regulated features. As such, the NPCA would have no objection to the Minor Variance.

If you have any questions, please let me know.

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:** Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>

**Sent:** May 1, 2025 4:10 PM

**To:** rosi.zirger@ontario.ca; kendra.adair@ontario.ca; Paige Pearson <ppearson@npca.ca>; Sarah Mastroianni <smastroianni@npca.ca>; Thomas Proks <tproks@npca.ca>; [REDACTED]  
Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@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>; Sean Dunsmore



# **NIAGARA ESCARPMENT COMMISSION COMMENTS**

**From:** [Adair, Kendra \(MNR\)](#)  
**To:** [Antonietta Vanderberg](#)  
**Cc:** [Zirger, Rosi \(MNR\)](#); [Lisaka, Brian \(MNR\)](#)  
**Subject:** RE: City of Thorold Committee of Adjustments - June 19, 2025  
**Date:** June 4, 2025 2:23:16 PM  
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[image010.png](#)  
[image011.png](#)  
[image012.jpg](#)  
[Draft Notice Of Hearing - D13-10-2025 - 17 Chapel Street N V3 AV - Final - REVISED.pdf](#)

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Good afternoon Antonietta,

Thank you for circulating NEC staff. The subject property is located outside of the Niagara Escarpment Plan Area and Niagara Escarpment Development Control Area. As such, NEC staff have no comments.

Kind regards,

**Kendra Adair (She/Her)**  
Planner I | Niagara Escarpment Commission  
232 Guelph Street, Georgetown, Ontario, L7G 4B1  
905-703-0827 | [www.escarpment.org](http://www.escarpment.org)



**Accessibility:** As part of the NEC's commitment to providing accessible service, please let me know if you have any accommodation needs or require the contents of this email in an alternative format.

**Availability:** NEC staff provide services in person, via telephone, or via email. To better serve you, **we ask that you make an appointment if you prefer to meet in person.** You may request an appointment with staff at [escarpment.org/appointments](http://escarpment.org/appointments).

**Did you know:** You can now submit Development Permit Applications to the Niagara Escarpment Commission online? Visit our [website](#) to learn more.

---

**From:** Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>  
**Sent:** Wednesday, June 4, 2025 11:47 AM  
**To:** Zirger, Rosi (MNR) <Rosi.Zirger@ontario.ca>; Adair, Kendra (MNR) <Kendra.Adair@ontario.ca>; ppearson@npca.ca; smastroianni@npca.ca; Thomas Proks <tproks@npca.ca>; [REDACTED]; Abby.LaForme <Abby.LaForme@mncfn.ca>; Megan DeVries <Megan.DeVries@mncfn.ca>; Dinesh Adhikari <Dinesh.Adhikari@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>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; John, Saumya (MTO) <Saumya.John@ontario.ca>; Prestinaci, Matthew (MTO) <Matthew.Prestinaci@ontario.ca>; NARWAL, BALROOP (MTO) <BALROOP.NARWAL@ontario.ca>; proximity@cn.ca; aaron.white@giorail.com; Young, Katie <katie.young@niagararegion.ca>; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca;

rowcentre@bell.ca; jeremy.leemet@cogeco.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; rahim.baird@infrastructureontario.ca; Andrea Sinclair <asinclair@mhbcpplan.com>; Juliane vonWesterholt <jvonwesterholt@mhbcpplan.com>; Mila Masic <mmasic@mhbcpplan.com>

**Cc:** Conor Warren <Conor.Warren@thorold.ca>

**Subject:** RE: City of Thorold Committee of Adjustments - June 19, 2025

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hello,

Attached is a Revised Notice of Hearing for Minor Variance Application D13-10-2025 – 17 Chapel Street N which will be heard at the Thorold Committee of Adjustment meeting scheduled for June 19, 2025.

Please review the updated Notice of Hearing. There is no need to respond unless you have new comments in addition to any comments you may have previously provided.

Thank you in advance for your review.

Regards  
Antonietta



**Antonietta Vanderberg**  
Temporary Planning Clerk  
Development Services  
**City of Thorold**

905-227-6613 x259

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

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

---

**From:** Antonietta Vanderberg

**Sent:** May 1, 2025 4:10 PM

**To:** [rosi.zirger@ontario.ca](mailto:rosi.zirger@ontario.ca); [kendra.adair@ontario.ca](mailto:kendra.adair@ontario.ca); [ppearson@npca.ca](mailto:ppearson@npca.ca); [smastroianni@npca.ca](mailto:smastroianni@npca.ca); [tproks@npca.ca](mailto:tproks@npca.ca); [REDACTED]; [Abby.LaForme@mncfn.ca](mailto:Abby.LaForme@mncfn.ca); [Megan.Devries@mncfn.ca](mailto:Megan.Devries@mncfn.ca); Dinesh Adhikari <[Dinesh.Adhikari@thorold.ca](mailto:Dinesh.Adhikari@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)>; Sean Dunsmore <[Sean.Dunsmore@thorold.ca](mailto:Sean.Dunsmore@thorold.ca)>; [andrew.carrigan@canadapost.ca](mailto:andrew.carrigan@canadapost.ca); [Usama.Ali@ontario.ca](mailto:Usama.Ali@ontario.ca); [saumya.john@ontario.ca](mailto:saumya.john@ontario.ca); [matthew.prestinaci@ontario.ca](mailto:matthew.prestinaci@ontario.ca); [balroop.narwal@ontario.ca](mailto:balroop.narwal@ontario.ca); [proximity@cn.ca](mailto:proximity@cn.ca); [aaron.white@giorail.com](mailto:aaron.white@giorail.com); [katie.young@niagararegion.ca](mailto:katie.young@niagararegion.ca); [devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca); [planning@dsbn.org](mailto:planning@dsbn.org); [planning@ncdsb.com](mailto:planning@ncdsb.com); [realestate@seaway.ca](mailto:realestate@seaway.ca); [pbunnin@seaway.ca](mailto:pbunnin@seaway.ca); [mfernandes@seaway.ca](mailto:mfernandes@seaway.ca); [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); [rowcentre@bell.ca](mailto:rowcentre@bell.ca); [jeremy.leemet@cogeco.com](mailto:jeremy.leemet@cogeco.com); [mike.embleton@cogeco.com](mailto:mike.embleton@cogeco.com); [municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com); [zone2scheduling@hydroone.com](mailto:zone2scheduling@hydroone.com); [landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com); [executivevp.lawanddevelopment@opg.com](mailto:executivevp.lawanddevelopment@opg.com); [jasmine.tranter@opg.com](mailto:jasmine.tranter@opg.com); [talitha.laurenson@opg.com](mailto:talitha.laurenson@opg.com); [rahim.baird@infrastructureontario.ca](mailto:rahim.baird@infrastructureontario.ca); Andrea Sinclair <[asinclair@mhbcpplan.com](mailto:asinclair@mhbcpplan.com)>; Juliane vonWesterholt <[jvonwesterholt@mhbcpplan.com](mailto:jvonwesterholt@mhbcpplan.com)>; Mila Masic <[mmasic@mhbcpplan.com](mailto:mmasic@mhbcpplan.com)>

**Cc:** Conor Warren <[Conor.Warren@thorold.ca](mailto:Conor.Warren@thorold.ca)>

**Subject:** City of Thorold Committee of Adjustments - June 19, 2025

Hello,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold June 19, 2025 Committee of Adjustment

**From:** [Zirger, Rosi \(MNR\)](#)  
**To:** [Antonietta Vanderberg](#)  
**Cc:** [Adair, Kendra \(MNR\)](#)  
**Subject:** City of Thorold Committee of Adjustments - June 19, 2025  
**Date:** May 1, 2025 4:43:45 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)

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Good afternoon

The properties listed below are NOT within the Niagara Escarpment Area of Development Control or within the Niagara Escarpment Plan (NEP) Area. As such, NEC staff will NOT be reviewing or providing comments on this circulation.

**Rosi Zirger**

Senior Planner | Niagara Escarpment Commission  
232 Guelph Street, Georgetown, Ontario, L7G 4B1  
905-703-7216  
[rosi.zirger@ontario.ca](mailto:rosi.zirger@ontario.ca) | [www.escarpment.org](http://www.escarpment.org)



---

**From:** Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>  
**Sent:** Thursday, May 1, 2025 4:10 PM  
**To:** Zirger, Rosi (MNR) <Rosi.Zirger@ontario.ca>; Adair, Kendra (MNR) <Kendra.Adair@ontario.ca>; ppearson@npca.ca; smastroianni@npca.ca; Thomas Proks <tproks@npca.ca>; [REDACTED]; Abby.LaForme <Abby.LaForme@mncfn.ca>; Megan DeVries <Megan.DeVries@mncfn.ca>; Dinesh Adhikari <Dinesh.Adhikari@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>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; John, Saumya (MTO) <Saumya.John@ontario.ca>; Prestinaci, Matthew (MTO) <Matthew.Prestinaci@ontario.ca>; NARWAL, BALROOP (MTO) <BALROOP.NARWAL@ontario.ca>; proximity@cn.ca; aaron.white@giorail.com; Young, Katie <katie.young@niagararegion.ca>; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; jeremy.leemet@cogeco.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; rahim.baird@infrastructureontario.ca; Andrea Sinclair <asinclair@mhbcplan.com>; Juliane vonWesterholt <jvonwesterholt@mhbcplan.com>; Mila Masic <mmasic@mhbcplan.com>  
**Cc:** Conor Warren <Conor.Warren@thorold.ca>  
**Subject:** City of Thorold Committee of Adjustments - June 19, 2025

---

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hello,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold June 19, 2025 Committee of Adjustment meeting

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

Please review and provide comments to the [Planning@Thorold.ca](mailto:Planning@Thorold.ca) website **on or before 4:00 pm., May 16, 2025**

City of Thorold Logo



**Antonietta Vanderberg**

Temporary Planning Clerk  
Development Services

**City of Thorold**

905-227-6613 x259

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

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





# **HERITAGE COMMITTEE COMMENTS**

**From:** [Anna O'Hare](#)  
**To:** [Antonietta Vanderberg](#)  
**Subject:** Re: REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025  
**Date:** May 12, 2025 12:57:35 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)

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Hello Antonietta,  
LACAC Thorold has no comments regarding these items.  
Thank you very much,

Anna  
Heritage Thorold

---

**From:** Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>  
**Sent:** Monday, May 12, 2025 11:03 AM  
**To:** [REDACTED] Abby.LaForme@mncfn.ca <Abby.LaForme@mncfn.ca>; Megan.Devries@mncfn.ca <Megan.Devries@mncfn.ca>; Dinesh Adhikari <Dinesh.Adhikari@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>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca <andrew.carrigan@canadapost.ca>; Usama.Ali@ontario.ca <Usama.Ali@ontario.ca>; saumya.john@ontario.ca <saumya.john@ontario.ca>; matthew.prestinaci@ontario.ca <matthew.prestinaci@ontario.ca>; balroop.narwal@ontario.ca <balroop.narwal@ontario.ca>; proximity@cn.ca <proximity@cn.ca>; aaron.white@gorail.com <aaron.white@gorail.com>; katie.young@niagararegion.ca <katie.young@niagararegion.ca>; devtplanningapplications@niagararegion.ca <devtplanningapplications@niagararegion.ca>; planning@dsbn.org <planning@dsbn.org>; planning@ncdsb.com <planning@ncdsb.com>; realestate@seaway.ca <realestate@seaway.ca>; pbunnin@seaway.ca <pbunnin@seaway.ca>; mfernandes@seaway.ca <mfernandes@seaway.ca>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; rowcentre@bell.ca <rowcentre@bell.ca>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; zone2scheduling@hydroone.com <zone2scheduling@hydroone.com>; landuseplanning@hydroone.com <landuseplanning@hydroone.com>; rahim.baird@infrastructureontario.ca <rahim.baird@infrastructureontario.ca>; Andrea Sinclair <asinclair@mhbcplan.com>; Juliane vonWesterholt <jvonwesterholt@mhbcplan.com>; Mila Masic <mmasic@mhbcplan.com>; Mark Richardson <Mark.Richardson@thorold.ca>  
**Cc:** Conor Warren <Conor.Warren@thorold.ca>  
**Subject:** REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025

Hello,

Just a quick reminder to please share any comments you may have on the application files listed below at your earliest convenience.

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

Thanking you in advance

Antonietta



# **COGECO COMMENTS**

**From:** [Jeremy Leemet](#)  
**To:** [Antonietta Vanderberg](#)  
**Cc:** [rosi.zirger@ontario.ca](#); [kendra.adair@ontario.ca](#); [ppearson@npca.ca](#); [smastroianni@npca.ca](#); [tproks@npca.ca](#); [Rodriguez](#); [Abu Rashed](#); [Ugo Obiako](#); [Paula Wake](#); [Steven Polich](#); [EPO](#); [Sean Dunsmore](#); [andrew.carrigan@canadapost.ca](#); [Usama.Ali@ontario.ca](#); [saumya.john@ontario.ca](#); [matthew.prestinaci@ontario.ca](#); [balroop.narwal@ontario.ca](#); [proximity@cn.ca](#); [aaron.white@qiorail.com](#); [katie.young@niagararegion.ca](#); [devtplanningapplications@niagararegion.ca](#); [planning@dsvn.org](#); [planning@ncdsb.com](#); [realestate@seaway.ca](#); [pbunnin@seaway.ca](#); [mfernandes@seaway.ca](#); [planninganddevelopment@bell.ca](#); [rowcentre@bell.ca](#); [mike.embleton@cogeco.com](#); [municipalplanning@enbridge.com](#); [zone2scheduling@hydroone.com](#); [landuseplanning@hydroone.com](#); [executivevp.lawanddevelopment@opg.com](#); [jasmine.tranter@opg.com](#); [talitha.laurenson@opg.com](#); [rahim.baird@infrastructureontario.ca](#); [Andrea Sinclair](#); [Juliane vonWesterholt](#); [Mila Masic](#); [Conor Warren](#)  
**Subject:** Re: City of Thorold Committee of Adjustments - June 19, 2025  
**Date:** May 2, 2025 8:09:08 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

Good Morning  
Cogeco has no comment.  
Thanks Jeremy Leemet

On Thu, May 1, 2025 at 4:10 PM Antonietta Vanderberg <[Antonietta.Vanderberg@thorold.ca](mailto:Antonietta.Vanderberg@thorold.ca)> wrote:

Hello,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold June 19, 2025 Committee of Adjustment meeting

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

Please review and provide comments to the [Planning@Thorold.ca](#) website **on or before 4:00 pm., May 16, 2025**



**Antonietta Vanderberg**

Temporary Planning Clerk  
Development Services

**City of Thorold**

905-227-6613 x259  
P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON., L2V 4A7  
[www.thorold.ca](http://www.thorold.ca)





# **HYDRO ONE COMMENTS**

**From:** [BRISCALL Quinn](#)  
**To:** [Antonietta Vanderberg](#)  
**Cc:** [JOHNSTONE Sonja](#)  
**Subject:** FW: FINAL REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025  
**Date:** May 22, 2025 1:18:50 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[Draft Notice Of Hearing - D10-03-2025 - 1548 Henderson Street V6 AV - Final.pdf](#)  
[Draft Notice of Hearing - D13-09-2025 - 9 Fawn Court V4 AV - Final.pdf](#)  
[Draft Notice Of Hearing - D13-10-2025 - 17 Chapel Street N V3 AV - Final.pdf](#)

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Hi Antonietta,

I have reviewed the following:

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

On behalf of Hydro One, we do not have any comments, questions, or concerns with what has been proposed at any of the three locations.

Thank you for including us.

Much appreciated,

---

**Quinn Briscall**

Supervising Distribution Engineering Technician  
Hydro One Networks Inc.  
Design Services  
905.932.6605  
[Quinn.briscall@HydroOne.com](mailto:Quinn.briscall@HydroOne.com)

---

**From:** JOHNSTONE Sonja <Sonja.Johnstone@HydroOne.com>  
**Sent:** Wednesday, May 21, 2025 2:27 PM  
**To:** BRISCALL Quinn <Quinn.Briscall@HydroOne.com>  
**Cc:** JOHNSTONE Sonja <Sonja.Johnstone@HydroOne.com>  
**Subject:** FW: FINAL REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025

Hey- this for 303807733.

Thank you,

**Sonja Johnstone** (she/her)  
Lines Customer Support Clerk  
Hydro One Networks Inc.  
Simcoe Field Business Centre  
1-866-557-9551  
[HydroOne.com](http://HydroOne.com)

---

**From:** Antonietta Vanderberg <[Antonietta.Vanderberg@thorold.ca](mailto:Antonietta.Vanderberg@thorold.ca)>  
**Sent:** Wednesday, May 21, 2025 12:15 PM  
**To:** [Abby.LaForme@mncfn.ca](mailto:Abby.LaForme@mncfn.ca); Mark Richardson <[Mark.Richardson@thorold.ca](mailto:Mark.Richardson@thorold.ca)>; [andrew.carrigan@canadapost.ca](mailto:andrew.carrigan@canadapost.ca); [saumya.john@ontario.ca](mailto:saumya.john@ontario.ca); Proximity <[proximity@cn.ca](mailto:proximity@cn.ca)>; [aaron.white@gorail.com](mailto:aaron.white@gorail.com); [katie.young@niagararegion.ca](mailto:katie.young@niagararegion.ca); [devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca); [planning@ncdsb.com](mailto:planning@ncdsb.com); [realestate@seaway.ca](mailto:realestate@seaway.ca); [mfernandes@seaway.ca](mailto:mfernandes@seaway.ca); [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca); [rowcentre@bell.ca](mailto:rowcentre@bell.ca); [municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com); ZONE 2 SCHEDULING <[Zone2Scheduling@HydroOne.com](mailto:Zone2Scheduling@HydroOne.com)>; LANDUSEPLANNING <[LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)>;



# **ONTARIO POWER GENERATION COMMENTS**





# **MISSISSAUGAS OF THE CREDIT FIRST NATION COMMENTS**



June 10, 2025

Project Name: 17 Chapel St. N Thorold  
DOCA Project Number: 2025-0630  
Proponent: Unknown  
Project Location: 17 Chapel St. N Thorold

Dear Antonietta,

This letter is to confirm receipt of the project-related correspondence sent by the City of Thorold, on June 4, 2025, regarding 17 Chapel St. N Thorold.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Between the Lakes Treaty, No. 3 (1792). The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has filed the project-related correspondence identified above. **We have no questions or comments for you at this time.** This does not indicate a position of support for the project, that the Duty to Consult and Accommodate the MCFN has been met, or that there are no adverse impacts to the MCFN's Indigenous and Treaty Rights.

DOCA expects to be notified of any and all future project updates and/or changes. Additionally, DOCA must be notified of, invited to participate in, and provided the opportunity to review any environmental and/or archaeological assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Thank you,

Abby (LaForme) Lee  
Consultation Coordinator  
Mississaugas of the Credit First Nation  
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



Phone: (905) 768-1133  
Fax: (905) 768-1225



Department of Consultation and Accommodation

Phone: 905-768-4260

Email: [abby.laforme@mncfn.ca](mailto:abby.laforme@mncfn.ca)

CC

Megan DeVries, Manager of Consultations, [megan.devries@mncfn.ca](mailto:megan.devries@mncfn.ca)



**Mississaugas of the Credit First Nation**  
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



Phone: (905) 768-1133  
Fax: (905) 768-1225

