



July 12, 2024

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Minor Variance Application D13-20-2024
50 Hodgkins Avenue, Thorold, Ontario
PLAN 50 LOT 35 NP684

PROPOSAL: An application has been submitted for a single detached accessory structure, proposed to be a second dwelling unit. The lands are zoned Residential Two Zones (R2A) in accordance with the City's Comprehensive Zoning Bylaw 60-2019. Regulations relating to second dwelling units are governed by the City of Thorold Comprehensive Zoning Bylaw 60-2019. 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 16.2% whereas the bylaw permits a maximum of 10%.
- Relief from Part 3 – Second Dwelling Units, section 3.21 c) – to permit a maximum floor area of 47.8 % of the primary dwelling unit, whereas a maximum of 40% of the floor area of the primary dwelling unit is permitted.

RECOMMENDATION:

That Minor Variance Application D13-20-2024 to increase the maximum lot coverage for accessory structures from 10% to 16.2% and to allow the maximum floor area to be increased from 40% of the primary dwelling unit to 47.8% of the primary dwelling, for the purpose of a usable size of a second dwelling unit, **BE APPROVED.**

Site Description

The subject lands are located on the north side of Hodgkins Avenue, and south of Windle Village Crescent, with Allanburg Road to the East as shown in **Figure 1**. The land is currently developed with a single detached dwelling. The proposal is for an accessory structure which will be utilized for a second dwelling unit (SDU) located in the rear of the property, as shown in the concept drawing in **Figure 2**, as well as the proposed Site Plan (**Appendix 1**).

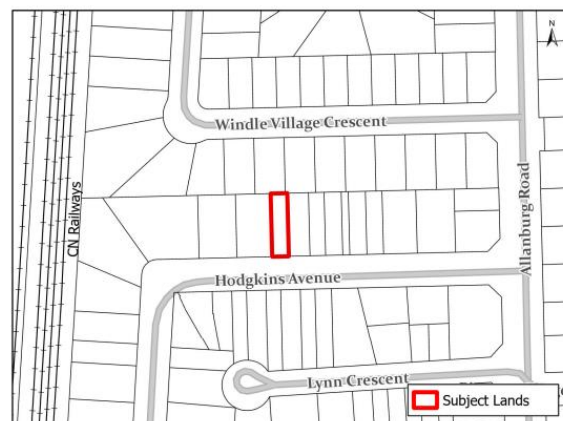


Figure 1: Location Map

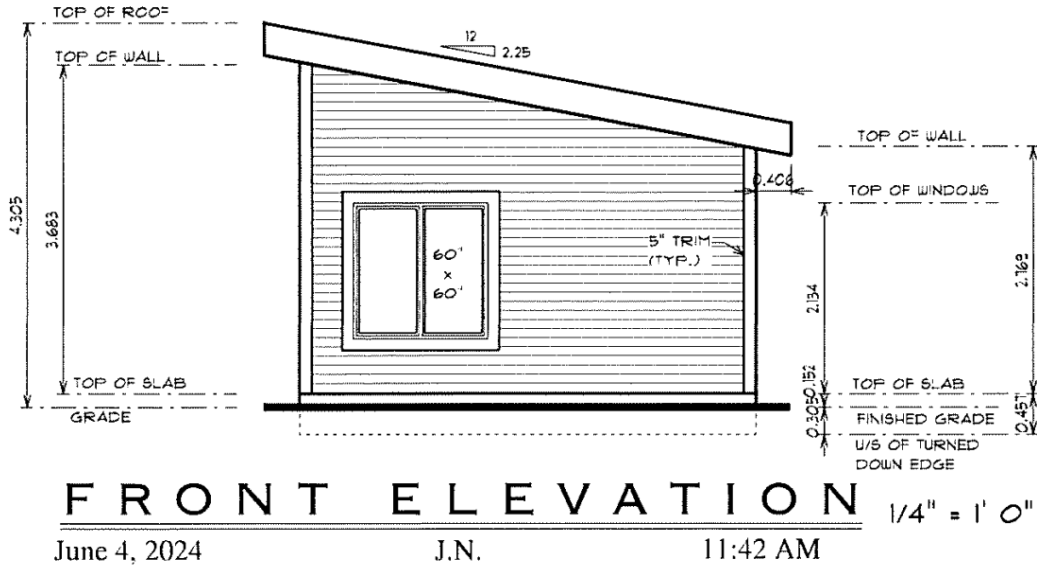


Figure 2: Concept Drawing

Background Review

The subject property is zoned Residential Two Zones (R2A) in the City of Thorold's Zoning Bylaw 60-2019, as amended, which permits single detached, duplex, semi-detached, street-townhouse and triplex dwellings as well as accessory structures. As per *Bill 23, More Homes Built Faster Act, 2022*, zoning must allow for up to three (3) additional residential units per lot (i.e., two (2) in the main building and one (1) in an accessory building), with no minimum unit sizes, and no more than one (1) additional parking space can be required, as of right.

Both the existing dwelling and the proposed SDU, within an accessory structure, comply with all provisions of the R2A zone in Zoning Bylaw 60-2019. However, the accessory structure must comply with the provisions set out in Section 3.1 – Accessory Buildings of the City's Comprehensive Zoning Bylaw 60-2019, and the provisions of Section 3.21 – Second Dwelling Units in Zoning Bylaw 60-2019. As the accessory structure does not conform to the accessory lot coverage as set out by Section 3.1, and does not conform to the maximum floor area as set out by Section 3.21 c, variances are required to permit an increase in floor area, and lot coverage.

Table 1: Bylaw 60-2019 – Section 3.1 – Accessory Buildings and Structure

Bylaw 60-2019 – Accessory Buildings and Structures Requirements and Second Dwelling Units		
Provisions	Residential Zones Requirement	Provided
Maximum Lot Coverage of Accessory Building(s) or Structure(s)	10% of total lot coverage permitted	16.2%*
Minimum Front Yard Setback	6.0 m, but in no case closer to the street than the front wall of the dwelling	12.47 m
Minimum Rear Yard Setback	0.9 m	10.63 m
Minimum Interior Side Yard Setback	0.9 m	6.17 m
Minimum Exterior Side Yard Setback	3 m	N/A
Maximum Height	4.5 m	3.68 m

***Denotes zoning deficiency**

Section 3.21 – Second Dwelling Unit Requirements		
Provisions	Second Dwelling Units Requirement	Provided
Maximum number of Second Dwelling Units on a Lot	1	1
Maximum Gross Floor Area of SDU	40% of the principal dwelling unit gross floor area	47.8%* of the principal dwelling unit gross floor area.
Required Parking Spaces	1 Additional Parking Space	1 Additional Parking Space

***Denotes zoning deficiency**

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 Zoning Bylaw.
- The variance maintains the general intent and purpose of the Official Plan.
- 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 is provided below.

Is the general intent and purpose of the Zoning Bylaw maintained?

Variance 1: The intent of the maximum lot coverage is to ensure that there is adequate space between buildings and adequate area on the site for parking, landscape, open space, storm water management, and private septic services. It is staff’s opinion that the lot coverage proposed for the site offers suitable lands for parking, landscape open space, stormwater management, and private septic services. As such, the variance requested to increase the permitted maximum accessory lot coverage from 10% to 16.2% maintains the general intent and purpose of the zoning bylaw.

Variance 2: The purpose of the maximum gross floor area of a secondary dwelling unit being 40% of the principal dwelling unit gross floor area is to ensure the accessory nature to the primary dwelling, avoid over development of lots, and to maintain adequate space for amenities, parking, landscaping, and storm water management. Due to the small principal dwelling, the proposal does not exceed the overall lot coverage. The lot is able to maintain adequate space for parking, landscaping and storm water management. Therefore, it is of staff’s opinion that the proposed setback and location of the accessory structure will maintain the accessory nature of the structure, and will not result in overdevelopment of the subject lot.

Staff are satisfied that the variances requested to permit an increase in the maximum accessory lot coverage from 10% to 16.2% and an increase in the maximum floor area from 40% to 47.8% maintains the general intent and purpose of the bylaw.

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

The subject property is 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.

The Built-Up Area comprises all lands within the Urban Area Boundaries of Thorold that have been developed into urban uses as of June 2006. Lands designated Urban Living Area are the site of existing and planned residential development and complementary uses on full municipal services.

According to the City's Official Plan, SDUs are considered to be an appropriate form of residential intensification and such housing will also contribute to the supply of affordable housing in the City. On this basis, according to the Official Plan, SDUs are permitted in the Urban Living Area designation and are also permitted as-of-right in the City's implementing Zoning Bylaw within the Urban Living Area designation.

Section B.1.1.4.2 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; and
- 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.

The proposed variance would allow for a SDU within a permitted accessory structure, behind the existing single detached 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.

Therefore, staff is of the opinion the requested variances would maintain the general intent and purpose of the Official Plan.

Is the variance appropriate for the development of the land?

This is not a subjective test as to whether the variance is appropriate to the Applicant or to neighbouring property owners. Rather, the test examines whether the variance is desirable from the standpoint of permitting appropriate development as a public interest.

According to the City's Official Plan, SDU's are considered to be an appropriate form of residential intensification and such housing will also contribute to the supply of affordable housing in the City. SDU's within accessory structures are permitted on the lands, and are compatible with the existing development of the neighbourhood in scale and built form. As such, staff is of the opinion the requested variances are appropriate for the development of the land.

Is the variance minor?

In making a determination of whether a variance is minor, Committee will have more regard for the degree of impact which could result from the relief and less regard to the magnitude of numeric or absolute relief sought by the applicant.

Variance 1- In staff's opinion, for the SDU to be usable and valuable for the lot, the additional area is required. Additionally, in staff's opinion the variance in lot coverage will not result in over development of the lot and will maintain compatibility with the surrounding area. As such the variance requested to increase the permitted maximum accessory lot coverage from 10% to 16.2% is appropriate for the development of the land.

Variance 2 – In staff's opinion, the increase in gross floor area from 40% of the principal dwelling to 47.8% of the principal dwelling for a second dwelling unit will have little to no impact on the adjacent properties. Due to the proposed location and orientation of the proposed accessory building, it is staff's opinion that the proposed building will maintain its accessory nature to the main residential use.

COMMENTS:

Agency & Department Comments

The application was circulated to internal departments and external agencies for comments, which are summarized below. A copy of the agency and department comments received are provided in **Appendix 2**.

The following Departments/Agencies provided comments noting no concerns with the proposal: Niagara Escarpment Commission, City Engineering Division, Ministry of Transportation Ontario (MTO), Cogeco, Niagara Peninsula Conservation Authority (NPCA),

The following Departments/Agencies did not provide comments on the proposal: Bell Canada, Hydro One, Thorold Fire and Emergency Services, Ontario Power Generation, Trillium Railway, Canada Post, Canadian National Railway, District School Board of Niagara, Niagara Catholic District School Board, City of Thorold Heritage Advisory Committee (LACAC), City Tax Department, GIO Rail, and TransCanada Pipelines Limited.

City Tax Department

- 50 Hodgkins has outstanding property taxes.

Public Comments

The application was also circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands. At the time of writing of this report, no public comments have been received.

CONCLUSION:

In conclusion, it is the recommendation of Planning staff that minor variance application D13-20-2024 requesting relief from the City of Thorold's Comprehensive Zoning Bylaw 60-2019 to increase the maximum accessory lot coverage from 10% to 16.2% and the maximum floor area from 40% of the size of the primary dwelling unit to 47.8%, for the purpose of a usable size of a second dwelling unit, **BE APPROVED**.

Prepared by:

ORIGINAL SIGNED

Jessica Abraham
Planner, Development Services

Respectfully Submitted By:

ORIGINAL SIGNED

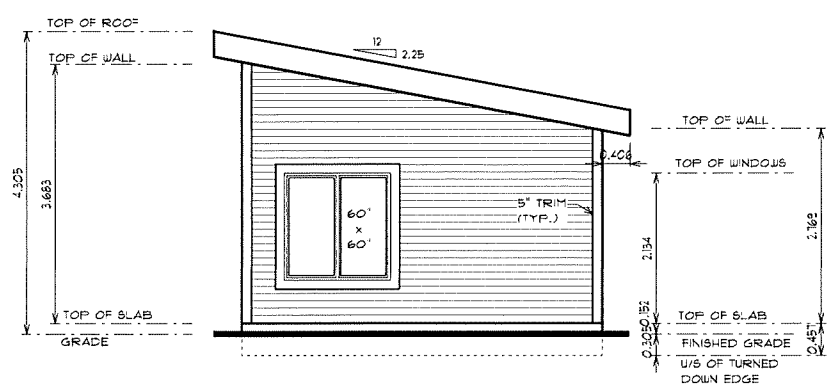
Marc Davidson
Senior Development Planner,
Development Services



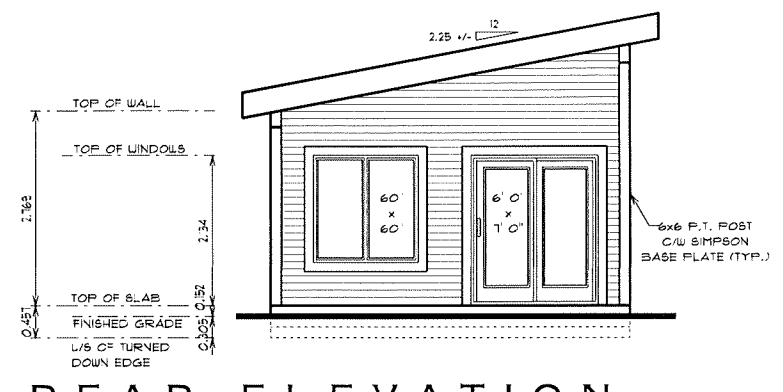
Appendix 1: Site Plan



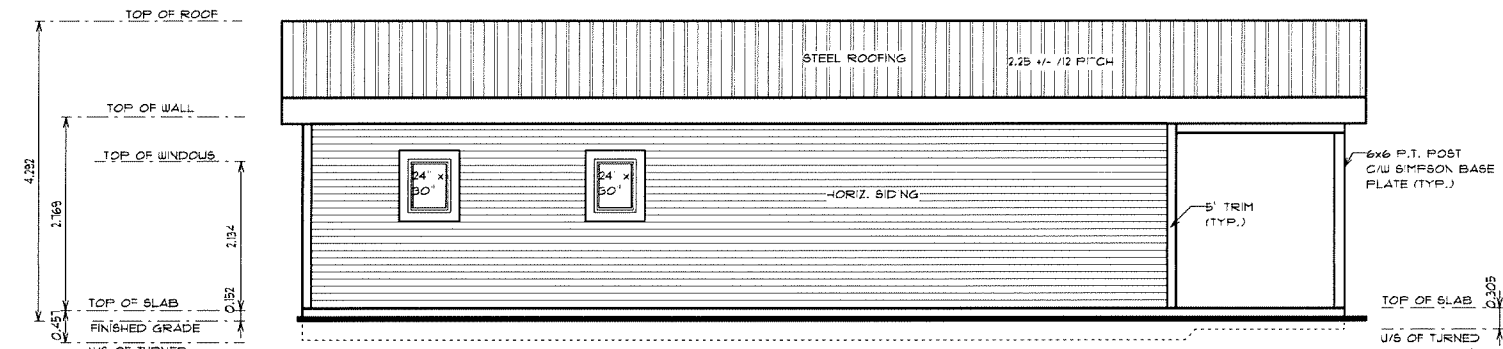
Appendix 1: Site Plan



FRONT ELEVATION 1/4" = 1' 0"
June 4, 2024 J.N. 11:42 AM



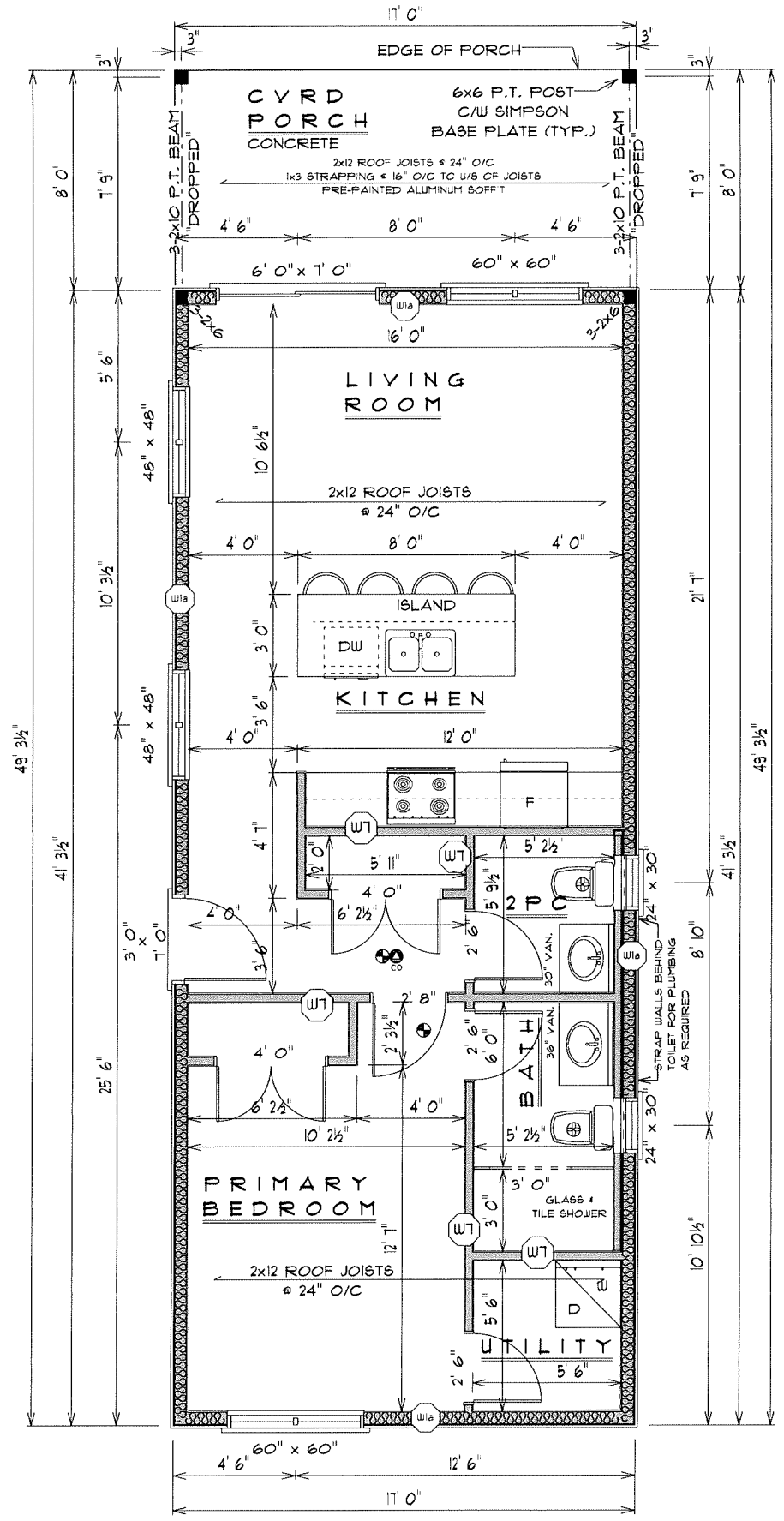
REAR ELEVATION 1/4" = 1' 0"
June 4, 2024 J.N. 11:42 AM



RIGHT ELEVATION 1/4" = 1' 0"
June 4, 2024 J.N. 11:42 AM



LEFT ELEVATION 1/4" = 1' 0"
June 4, 2024 J.N. 11:42 AM



FLOOR PLAN 3/8" = 1' 0"
GROSS FLOOR AREA = 702 SQ. FT.
June 4, 2024 J.N. 11:42 AM

GENERAL NOTES

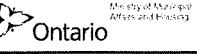
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3. DO NOT SCALE BLUEPRINTS.

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REVISIONS	
DATE	ITEM

QUALIFICATION INFORMATION



The undersigned has reviewed and is responsible for this design and has the qualifications to be required to set out in the Ontario Building Code to be a designer.

Hank Nauta
NAME

SIGNATURE

BORN

REGISTRATION INFORMATION

Nauta Home Designs
NAME

BORN



905-892-9657

1789 MERRITTBLE HWY
WELLAND, ON L3B 5N5

PLAN NUMBER:
BN1357

CONTRACT NUMBER:
2023-166

PROJECT:
BUNGALOW
102 SQ. FT.

WIDTH: 17' 0"
DEPTH: 49' 3.5"
BEDS: 1
BATHS: 1.5

LOCATION:
50 HODGKINS AVE.
THOROLD, ON

TITLE:
DRAWINGS AS NOTED

ISSUED FOR: DATE

REVISED: MAY 2024

PERMIT: MAY 2024

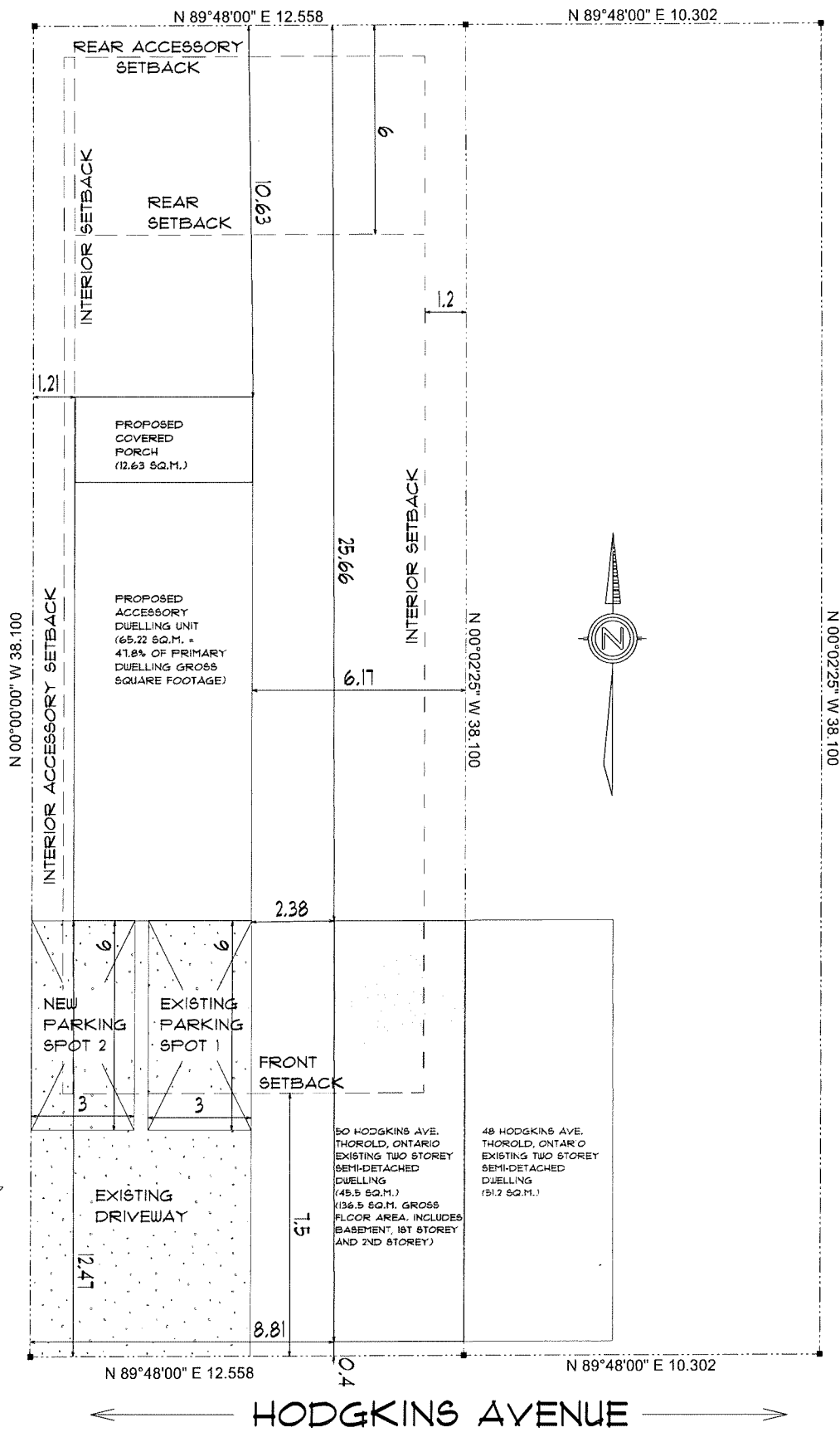
P.V.: JUN 4 2024

DRAWN BY: P.V.

CHECKED BY: J.N.

DATE: PAGE:

JUNE 2024 2 OF 2



56 HODGKINS AVE.
THOROLD, ONTARIO
EXISTING ONE STOREY
DETACHED DWELLING

42 HODGKINS AVE.
THOROLD, ONTARIO
EXISTING TWO STOREY
SEMI-DETACHED DWELLING

N 89°48'00" E 12.558
N 89°48'00" E 10.302
N 00°02'25" W 38.100
N 00°02'25" W 38.100
N 00°00'00" W 38.100
N 00°00'00" W 38.100

← HODGKINS AVENUE →

SITE PLAN N.T.S.

June 4, 2024 J.N. 11:42 AM

ACCESSORY COVERAGE		
"R2" ZONE	SQ. M.	%
LOT AREA	478.1 SQ. M.	
PROPOSED LOT COVERAGE	77.85 SQ. M.	16.2%
MAXIMUM LOT COVERAGE	47.87 SQ. M.	10%

LOT COVERAGE		
"R2" ZONE	SQ. M.	%
LOT AREA	478.1 SQ. M.	
PROPOSED LOT COVERAGE	126.7 SQ. M.	26.5%
MAXIMUM LOT COVERAGE	191.5 SQ. M.	40%

SITE PLAN BEARINGS, DIMENSIONS, AND EXISTING DWELLING LOCATION AS PER SURVEY BY WILLIAM A. MASCOE DATED APRIL 14 1989 EXISTING DWELLING SIZE TO BE CONFIRMED BY OTHERS

GENERAL NOTES
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REVISIONS

DATE	ITEM

QUALIFICATION INFORMATION
 Ministry of Municipal Affairs and Housing

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and months of experience to set out in the Ontario Building Code to be a design professional.

Hank Nauta
 NAME
 SIGNATURE

BC#

REGISTRATION INFORMATION
Nauta Home Designs
 NAME

BC#

NAUTA HOME DESIGNS
 905-892-9657
 1789 MERRITTVILLE HWY
 WELLAND, ON L3B 5N5

PLAN NUMBER:
BN1357

CONTRACT NUMBER:
 2023-166

PROJECT:
 BUNGALOW
 102 SQ. FT.

WIDTH: 11' 0"
 DEPTH: 49' 3.5"
 BEDS: 1
 BATHS: 1.5

LOCATION:
 50 HODGKINS AVE.
 THOROLD, ON

TITLE:
 SITE PLAN

ISSUED FOR: DATE

REVIEW: MAY 2024

PERMIT: MAY 2024

BY: JAN 2024

DRAWN BY: P.V.

CHECKED BY: J.N.

DATE: JUNE 2024
 PAGE: 1 OF 2



Appendix 2: Agency & Department Comments

Angela Nesbitt

From: Adair, Kendra (MNRF) <Kendra.Adair@ontario.ca>
Sent: Friday, June 14, 2024 7:42 AM
To: Angela Nesbitt
Cc: Zirger, Rosi (MNRF); Gu, Longyu (MNRF)
Subject: RE: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting

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.

Good morning Angela,

Thank you for circulating the NEC. Please note the subject properties are 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 | Niagara Escarpment Commission
232 Guelph Street, Georgetown, Ontario, L7G 4B1
905-703-0827 | www.escarpment.org



Niagara Escarpment Commission
An agency of the Government of Ontario

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.

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

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

Sent: Thursday, June 13, 2024 3:16 PM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; DSBN - Michelle McPhee (<Michelle.McPhee@dsbn.org> <Michelle.McPhee@dsbn.org>); Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney

Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; KAUR, KIRANDEEP (MTO) <KIRANDEEP.KAUR2@ontario.ca>; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; Akhtar, Usman (MTO) <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; Tansony, Cheryl (MNRF) <Cheryl.Tansony@ontario.ca>; Adair, Kendra (MNRF) <Kendra.Adair@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting

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

Good day,

The July 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here: <https://files.thorold.ca/s/aQoxpwb5xBoxNKY>

D13-12-2024	Minor Variance	73 Martin Street
D13-20-2024	Minor Variance	50 Hodgkins Avenue
D13-21-2024	Minor Variance	18 Welland Street South

Please review and provide comments to Angela Nesbitt at angela.nesbitt@thorold.ca **on or before 4:00 p.m. on Friday, July 5th, 2024.**

Kind regards,
Ashley



Ashley D'Amico

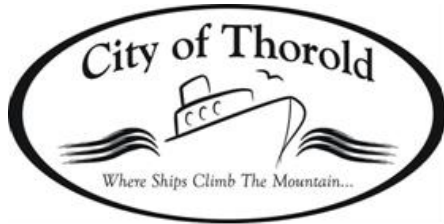
Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca



Memorandum
City of Thorold
Operations Department
905-227-3535

To: Angela Nesbitt, Planning Clerk
From: Haesun Jung, Engineering Tech.
Subject: Minor Variance D13-20-2024
50 Hodgkins Ave
Plan 50 PT Lot 35 NP684
Thorold, ON
Date: June 18, 2024

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

Should you have any questions, please contact the undersigned.

Haesun Jung,
Engineering Technician, Engineering Division
haesun.jung@thorold.ca
(905) 227-6613. Ext. 291

Angela Nesbitt

From: KAUR, KIRANDEEP (MTO) <KIRANDEEP.KAUR2@ontario.ca>
Sent: Friday, June 21, 2024 3:17 PM
To: Angela Nesbitt
Cc: Constantine, Neave (MTO); Rattigan, Vereen (MTO); Akhtar, Usman (MTO)
Subject: RE: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting

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Hello Angela, good afternoon.

50 Hodgkins Ave. D13-20-2024 Minor Variance

18 Welland Street South D13-21-2024 Minor Variance

The subject properties described above are all located outside the MTO Permit Control Area; therefore, we have no comments. Expect : D13-12-2024 municipal address: 73 Martin Street (Minor Variance)

Municipal File: D13-12-2024

Municipal address: 73 Martin Street (Minor Variance)

Comments: The location falls within a permit-controlled area. Please note that the Ministry does not issue permits for works that do not increase footprint area of your property. However, if you need a formal clearance letter from the Ministry, you will need to submit for a permit application on our HCMS website online, and we will issue a permit free of charge stating that no permit is required. You may submit the application through the link below.

Please ensure that the following documents are uploaded with the application:

- Site Plan
- Grading Plan
- Architectural Drawing

The proponent may apply through the following link: HCMS - Apply for a permit - Application for Building and Land Use permit (gov.on.ca)

Kirandeep Kaur

Corridor Management Officer (Co-op) (Niagara) | Highway corridor Management
Ministry of Transportation | Ontario Public Service
647-625-1342 | Kirandeep.Kaur2@ontario.ca



Taking pride in strengthening Ontario, its places and its people

From: City of Thorold Planning <Planning@thorold.ca>
Sent: Thursday, June 13, 2024 3:16 PM
To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; DSBN - Michelle McPhee (Michelle.McPhee@dsbn.org) <Michelle.McPhee@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; KAUR, KIRANDEEP (MTO) <KIRANDEEP.KAUR2@ontario.ca>; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; Akhtar, Usman (MTO) <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; Tansony, Cheryl (MNRF) <Cheryl.Tansony@ontario.ca>; Adair, Kendra (MNRF) <Kendra.Adair@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>
Subject: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting

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Kind regards,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca



Angela Nesbitt

From: Lucy Sacco
Sent: Monday, June 24, 2024 7:51 AM
To: Angela Nesbitt
Subject: RE: Request for Comments - Committee of Adjustment July Meeting

Hi Angi,
The following applies to the below properties:

- 1) 73 Martin-is on Pre-Authorized Monthly Plan (PAP M)
- 2) 50 Hodgkins-\$447.79 is due Jun 28 & \$447.00 is due Aug 30
- 3) 18 Welland St S-is on PAP M

Please let me know if you need the amounts for the 2 PAP M customers & I can give it to you, but they do pay an equal amount monthly.

Thanks



Lucy Sacco
Tax Clerk
Finance Department
City of Thorold
905-227-6613 x235
P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON., L2V 4A7
www.thorold.ca

From: Ashley D'Amico <Ashley.DAmico@thorold.ca>
Sent: Thursday, June 13, 2024 3:20 PM
To: Abu Rashed <Abu.Rashed@thorold.ca>; FPO <FPO@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jason Simpson <Jason.Simpson@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Justin Letourneau <Justin.Letourneau@thorold.ca>; Lucy Sacco <Lucy.Sacco@thorold.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>
Subject: Request for Comments - Committee of Adjustment July Meeting

Good day,

The July 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here: <https://files.thorold.ca/s/aQoxpwb5xBoxNKY>

D13-12-2024	Minor Variance	73 Martin Street
D13-20-2024	Minor Variance	50 Hodgkins Avenue
D13-21-2024	Minor Variance	18 Welland Street South

Please review and provide comments to Angela Nesbitt at angela.nesbitt@thorold.ca **on or before 4:00 p.m. on Friday, July 5th, 2024.**

Kind regards,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca

Angela Nesbitt

From: City of Thorold Planning
Sent: Monday, June 24, 2024 8:41 AM
To: Angela Nesbitt
Subject: FW: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting

Good morning Angi,

Please see Cogeco comments below

Thanks,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca

From: Mike Embleton <mike.embleton@cogeco.com>
Sent: June 24, 2024 7:46 AM
To: City of Thorold Planning <Planning@thorold.ca>
Subject: Re: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting

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.

Good morning Ashley,
Cogeco has no comment on any of these 3 minor variances listed above.

Thank you,
Mike

On Thu, Jun 13, 2024 at 3:15 PM City of Thorold Planning <Planning@thorold.ca> wrote:

Good day,

The July 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here: <https://files.thorold.ca/s/aQoxpwb5xBoxNKY>

D13-12-2024	Minor Variance	73 Martin Street
D13-20-2024	Minor Variance	50 Hodgkins Avenue
D13-21-2024	Minor Variance	18 Welland Street South

Please review and provide comments to Angela Nesbitt at angela.nesbitt@thorold.ca **on or before 4:00 p.m. on Friday, July 5th, 2024.**

Kind regards,

Ashley



Ashley D'Amico

Development Coordinator

Development Services

City of Thorold



905-227-6613 x316

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

www.thorold.ca

Angela Nesbitt

From: Meghan Birbeck <mbirbeck@npca.ca>
Sent: Wednesday, June 26, 2024 4:32 PM
To: Angela Nesbitt
Cc: City of Thorold Planning; Taran Lennard
Subject: NPCA Comments - City of Thorold Committee of Adjustment July meeting

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.

Good afternoon Angela,

Thank you so much for circulating the NPCA the COA material.

Please see NPCA comments below:

- D13-12-2024 Minor Variance 73 Martin Street
 - No NPCA regulated features and as such the NPCA does not require a review fee.
- D13-20-2024 Minor Variance 50 Hodgkins Avenue
 - No NPCA regulated features and as such the NPCA does not require a review fee.
- D13-21-2024 Minor Variance 18 Welland Street South
 - No NPCA regulated features and as such the NPCA does not require a review fee.

Best,
Meghan



Meghan Birbeck (MS)
Watershed Planner

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

905.788.3135 Ext 278

www.npca.ca

mbirbeck@npca.ca

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

Sent: Thursday, June 13, 2024 3:16 PM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; DSBN - Michelle McPhee (Michelle.McPhee@dsbn.org) <Michelle.McPhee@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar

<Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Cheryl Tansony <Cheryl.Tansony@ontario.ca>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; Meghan Birbeck <mbirbeck@npca.ca>; Sarah Mastroianni <smastroianni@npca.ca>; Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Bokestyn <Alex.Bokestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>
Subject: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting

Good day,

The July 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here: <https://files.thorold.ca/s/aQoxpwb5xBoxNKY>

D13-12-2024	Minor Variance	73 Martin Street
D13-20-2024	Minor Variance	50 Hodgkins Avenue
D13-21-2024	Minor Variance	18 Welland Street South

Please review and provide comments to Angela Nesbitt at angela.nesbitt@thorold.ca **on or before 4:00 p.m. on Friday, July 5th, 2024.**

Kind regards,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca

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IMPORTANT NOTICE

Effective April 15, 2024 the Niagara Peninsula Conservation Authority head office has moved to 3350 Merrittville Highway, Thorold Ontario L2V 4Y6

Angela Nesbitt

From: Mike DeGasperis
Sent: Tuesday, July 2, 2024 2:47 PM
To: Angela Nesbitt
Subject: RE: Reminder FW: Request for Comments - Committee of Adjustment July Meeting - Due Friday, July 5th

My apologies if Fire hasn't commented yet.

After reviewing these, we have no comment.



Mike DeGasperis

Deputy Fire Chief
Fire and Emergency Services

City of Thorold

905-227-6613 x321

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

www.thorold.ca

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

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Sent: July 2, 2024 2:31 PM

To: Abu Rashed <Abu.Rashed@thorold.ca>; FPO <FPO@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jason Simpson <Jason.Simpson@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Justin Letourneau <Justin.Letourneau@thorold.ca>; Lucy Sacco <Lucy.Sacco@thorold.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>

Subject: Reminder FW: Request for Comments - Committee of Adjustment July Meeting - Due Friday, July 5th

Importance: High

Good afternoon,

Just a follow up regarding the Request for Comments below regarding the minor variance applications to be heard at the City of Thorold July 2024 Committee of Adjustment meeting, which are due by 4:00 p.m. on Friday, July 5th, 2024.

If you have submitted your comments, thank you and no reply is required. If you have not submitted your comments, please do so at your earliest convenience so they can be included in the planning reports.

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

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

From: Ashley D'Amico <Ashley.DAmico@thorold.ca>

Sent: Wednesday, June 19, 2024 3:02 PM

To: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Subject: FW: Request for Comments - Committee of Adjustment July Meeting

Here you go! Sorry didn't realize this one sent from mine. I asked everyone to send you the comments but will send you anything that comes to me

Thanks,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca

From: Ashley D'Amico

Sent: June 13, 2024 3:20 PM

To: Abu Rashed <Abu.Rashed@thorold.ca>; FPO <FPO@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jason Simpson <Jason.Simpson@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Justin Letourneau <Justin.Letourneau@thorold.ca>; Lucy Sacco <Lucy.Sacco@thorold.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Ugo Obiako <ugo.obiako@thorold.ca>

Subject: Request for Comments - Committee of Adjustment July Meeting

Good day,

The July 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here: <https://files.thorold.ca/s/aQoxpwb5xBoxNKY>

D13-12-2024

Minor Variance

73 Martin Street

D13-20-2024

Minor Variance

50 Hodgkins Avenue

D13-21-2024

Minor Variance

18 Welland Street South

Please review and provide comments to Angela Nesbitt at angela.nesbitt@thorold.ca **on or before 4:00 p.m. on Friday, July 5th, 2024.**

Kind regards,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca

Angela Nesbitt

From: TC Energy <tcenergy@mhbcplan.com>
Sent: Tuesday, July 2, 2024 2:48 PM
To: Angela Nesbitt
Subject: RE: Reminder FW: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting - Due Friday, July 5th

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.

Good afternoon Angela,

On behalf of TransCanada Pipelines (TCPL), we do not have any comments to provide on the below Committee of Adjustment applications.

Regards,

Aleksandra Skrzat, BA | Planner

Office Relocation Notice: Please update your records with our new address information: [12 James Street North, Unit 301, Hamilton, Ontario L8R 2J9.](#)

MHBC Planning, Urban Design & Landscape Architecture
on behalf of TransCanada PipeLines Limited. (TCPL)

12 James Street North, Unit 301 | Hamilton | ON | L8R 2J9 | T 905 639 8686 x 224 | askrzat@mhbcplan.com
Follow us: [Webpage](#) | [Linkedin](#) | [Facebook](#) | [Twitter](#) | [Vimeo](#) | [Instagram](#)



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From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>
Sent: Tuesday, July 2, 2024 2:31 PM
To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; DSBN - Michelle McPhee (Michelle.McPhee@dsbn.org) <Michelle.McPhee@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Cheryl Tansony <Cheryl.Tansony@ontario.ca>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni

<smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TC Energy <tcenergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Reminder FW: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting - Due Friday, July 5th

Importance: High

Good afternoon,

Just a follow up regarding the Request for Agency Comments regarding the minor variance applications to be heard at the City of Thorold July 2024 Committee of Adjustment meeting, which are due by 4:00 p.m. on Friday, July 5th, 2024.

If you have submitted your comments, thank you and no reply is required. If you have not submitted your comments, please do so at your earliest convenience so they can be included in the planning reports.

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

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

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

Sent: Wednesday, June 19, 2024 2:33 PM

To: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Subject: FW: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting



Angela Nesbitt ACST-A

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

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

Sent: Thursday, June 13, 2024 3:16 PM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; DSBN - Michelle McPhee (<Michelle.McPhee@dsbn.org> <Michelle.McPhee@dsbn.org>); Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Cheryl Tansony <Cheryl.Tansony@ontario.ca>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting

Good day,

The July 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here: <https://files.thorold.ca/s/aQoxpwb5xBoxNKY>

D13-12-2024	Minor Variance	73 Martin Street
D13-20-2024	Minor Variance	50 Hodgkins Avenue
D13-21-2024	Minor Variance	18 Welland Street South

Please review and provide comments to Angela Nesbitt at angela.nesbitt@thorold.ca **on or before 4:00 p.m. on Friday, July 5th, 2024.**

Kind regards,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca

Angela Nesbitt

From: Proximity <proximity@cn.ca>
Sent: Tuesday, July 2, 2024 3:27 PM
To: Angela Nesbitt
Subject: RE: Reminder FW: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting - Due Friday, July 5th

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.

Hello Angela,

Thank you for circulating CN the proposed projects mentioned in subject. CN Rail does not have any comments concerning these applications.



CN Proximity

proximity@cn.ca

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>
Sent: Tuesday, July 2, 2024 2:31 PM
To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; Proximity <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; DSBN - Michelle McPhee (Michelle.McPhee@dsbn.org) <Michelle.McPhee@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Cheryl Tansony <Cheryl.Tansony@ontario.ca>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Bokestyn <Alex.Bokestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; aaron.white-trilliumrailway <aaron.white@trilliumrailway.com>
Subject: Reminder FW: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting - Due Friday, July 5th
Importance: High

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Good afternoon,

Just a follow up regarding the Request for Agency Comments regarding the minor variance applications to be heard at the City of Thorold July 2024 Committee of Adjustment meeting, which are due by 4:00 p.m. on Friday, July 5th, 2024.

If you have submitted your comments, thank you and no reply is required. If you have not submitted your comments, please do so at your earliest convenience so they can be included in the planning reports.

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

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

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

Sent: Wednesday, June 19, 2024 2:33 PM

To: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Subject: FW: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting



Angela Nesbitt ACST-A

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

Sent: Thursday, June 13, 2024 3:16 PM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; DSBN - Michelle McPhee (<Michelle.McPhee@dsbn.org> <Michelle.McPhee@dsbn.org>); Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur

<KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Cheryl Tansony <Cheryl.Tansony@ontario.ca>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting

Good day,

The July 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here: <https://files.thorold.ca/s/aQoxpwb5xBoxNKY>

D13-12-2024	Minor Variance	73 Martin Street
D13-20-2024	Minor Variance	50 Hodgkins Avenue
D13-21-2024	Minor Variance	18 Welland Street South

Please review and provide comments to Angela Nesbitt at angela.nesbitt@thorold.ca **on or before 4:00 p.m. on Friday, July 5th, 2024.**

Kind regards,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca

Angela Nesbitt

From: Anna O'Hare <AbfOHare@hotmail.com>
Sent: Tuesday, July 2, 2024 6:31 PM
To: Angela Nesbitt
Subject: Re: Reminder FW: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting - Due Friday, July 5th

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.

Hello Angela,
LACAC Thorold has no comments regarding the items coming before the Committee of Adjustment in July.
Best regards,

Anna
Heritage Thorold

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>
Sent: Tuesday, July 2, 2024 1:31 PM
To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; DSBN - Michelle McPhee (Michelle.McPhee@dsbn.org) <Michelle.McPhee@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Cheryl Tansony <Cheryl.Tansony@ontario.ca>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>
Subject: Reminder FW: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting - Due Friday, July 5th

Good afternoon,

Just a follow up regarding the Request for Agency Comments regarding the minor variance applications to be heard at the City of Thorold July 2024 Committee of Adjustment meeting, which are due by 4:00 p.m. on Friday, July 5th, 2024.

If you have submitted your comments, thank you and no reply is required. If you have not submitted your comments, please do so at your earliest convenience so they can be included in the planning reports.

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

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

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

Sent: Wednesday, June 19, 2024 2:33 PM

To: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Subject: FW: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting



Angela Nesbitt ACST-A

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

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

Sent: Thursday, June 13, 2024 3:16 PM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>;

CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; DSBN - Michelle McPhee

(<Michelle.McPhee@dsbn.org> <Michelle.McPhee@dsbn.org>); Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail

<aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney

Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>;

Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling

<zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur

<KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar

<Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Cheryl Tansony <Cheryl.Tansony@ontario.ca>; NEC

- Kendra Adair <Kendra.Adair@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni

<smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG

<executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region -

Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>;

TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway

<aaron.white@trilliumrailway.com>

Subject: Request for Agency Comments - City of Thorold Committee of Adjustment July meeting

Good day,

The July 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here: <https://files.thorold.ca/s/aQoxpwb5xBoxNKY>

D13-12-2024	Minor Variance	73 Martin Street
D13-20-2024	Minor Variance	50 Hodgkins Avenue
D13-21-2024	Minor Variance	18 Welland Street South

Please review and provide comments to Angela Nesbitt at angela.nesbitt@thorold.ca **on or before 4:00 p.m. on Friday, July 5th, 2024.**

Kind regards,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca

Angela Nesbitt

From: Laura English <S.14 MFIPPA >
Sent: Thursday, July 4, 2024 2:59 PM
To: Angela Nesbitt
Subject: Notice of Minor Variance D-13-20-2024 - 50 Hodgkins Ave

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.

Hello Angela,

I hope that you are well and that you enjoyed a lovely long weekend. I am reaching out in regards to the notice of minor variance D-13-20-2024 - 50 Hodgkins Ave that I received. I am interesting in joining the hearing via zoom and have a few questions/ comments. I live on Hodgkins and while my husband and I are certainly not opposed to the proposed application, we have concerns regarding the infrastructure in the area that we think should be taken into account by the City of Thorold. The area is growing rapidly and we already have a strain on the infrastructure. In the 3 years I've lived on Hodgkins we have had 3 city sewer back ups at our house alone and I know neighbours have had issues as well, we have had countless power outages, particularly in the summer when demand is high, many roads are in need of repair, traffic congestion is increasing (there is certainly need for a light at the corner of Hwy 58 & Allanburg Rd). My understanding is that the current home will be rented out while the owner lives in the proposed secondary dwelling which means a whole family could potentially move in, so while I support my neighbour in their endeavour, with many other homes/families moving in around the corner as well these things listed above are my concerns.

I am interested in joining the hearing virtually and look forward to being kept in the loop on the process.

Thank you,

Laura English