

March 14, 2024

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Minor Variance Application D13-04-2024
Old Thorold Stone Road at Davis Road, Thorold, Ontario
Part 1, Ref Plan 59R-17047

PROPOSAL: An application has been submitted for the construction of a self-storage facility on an existing vacant lot within the Rural Industrial (M4) Zone. In order to facilitate the development, the following variances from the City of Thorold Comprehensive Zoning Bylaw 60-2019 provisions are being requested:

1. Relief from Part 8, Table 8.3 Lot, Building and Structure Requirements, to reduce the minimum width of planting/buffer strip along street Frontage (Old Thorold Stone Road) from 3.0 metres to 2.6 metres;
2. Relief from Part 8, Table 8.3 Lot, Building and Structure Requirements, to increase the maximum Lot Coverage from 15% to 22%; and
3. Relief from Part 4, Table 4.1 – Parking Space Requirements, Commercial Uses, to reduce the required number of parking spaces from 6 spaces to 5 spaces.

RECOMMENDATION:

That Minor Variance Application (D13-04-2024) to reduce the minimum width of planting/buffer strip along street Frontage from 3.0 metres to 2.6 metres, to increase the maximum Lot Coverage from 15% to 22%, and to reduce the required number of parking spaces from 6 spaces to 5 spaces, for the purpose of the construction of a self-storage facility **BE APPROVED**.

Site Description

The subject lands are located at the southern limit of Davis Road, bound by Old Thorold Stone Road to the north, and Thorold Stone Road to the south, east of the Welland Canal as shown in **Figure 1**. The land is currently vacant and proposed to be developed with a Self-storage establishment as shown in the proposed Site Plan (**Appendix 1**).

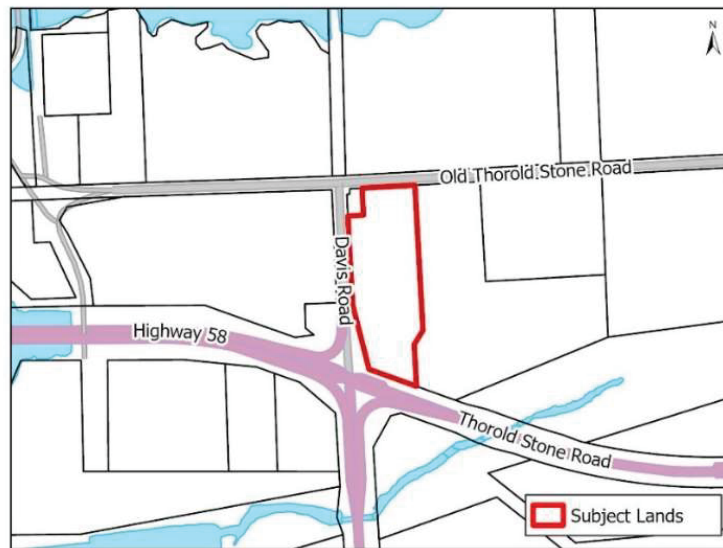


Figure 1: Location Map

Per the City’s Official Plan, prior to the issuance of any building permit, the proposed new development will also be subject to Site Plan Control. This will further examine the design and technical components of the proposed development to ensure that it will be safe, functional, and compatible with its surroundings. The applicant has initiated the Site Plan Control approval process and the proposed minor variances would be required prior to completion of Site Plan Control approval.

Background

The subject property is zoned Rural Industrial (M4) in the City of Thorold Comprehensive Zoning Bylaw 60-2019, as amended. The M4 zone permits self-storage establishments in accordance with the regulations contained in Part 8, Table 8.3 - Lot, Building and Structure Requirements in the Employment Zones. A review of the proposed self-storage facility in comparison with the provisions for the M4 zone is provided in the table below.

Table 1: Bylaw 60-2019 - Table 8.3 Zone Provisions Review

Provisions	Requirement in Rural Industrial (M4 Zone)	Provided
Minimum Lot Area	10,000 m ² (1 ha)	20,640 m ² (2.64 ha)
Minimum Lot Frontage	60.0 m	75.41 m
Minimum Front Yard	20.0 m	113.8 m

Provisions	Requirement in Rural Industrial (M4 Zone)	Provided
Minimum Rear Yard	6.0 m	21.7 m
Minimum Interior Side Yard	3.5 m	15.15 m
Minimum Exterior Side Yard	6.0 m	21.7 m
Minimum Landscape Open Space	25%	48.44%
Minimum Width of Planting/ Buffer Strip along Street Frontage	6.0 m (Thorold Stone Road) 3 m (Davis Road) 3 m (Old Thorold Stone Road)	15.47 m (Thorold Stone Road) 3.5 m (Davis Road) * 2.6 m (Old Thorold Stone Road)
Maximum Lot Coverage	15%	* 21.39%
Maximum Building Height	15.0 m	4.8 m

***Denotes zoning deficiency**

In addition to the zoning deficiencies from the provisions in Table 8.3 noted above, the proposed development requests relief from Table 4.1 – Parking Space Requirements under Bylaw 60-2019, to reduce the required number of parking spaces from 6 spaces to 5 spaces. Per Table 4.1 under Bylaw 60-2019, self-storage establishments are to provide a minimum of 1.0 parking spaces for motor vehicles for every 1,000.0 m² of gross floor area. Given the proposed 5,667.76 m² gross floor area and proposed 5 parking spaces, a reduction in the required number of parking spaces from 6 spaces to 5 spaces is requested.

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 By-law maintained?

Variance 1 – The intent of the planting/buffer strip along frontage requirement is to ensure that there is adequate buffering between adjacent lands or uses. The adjacent lot north of Old Thorold Stone Road is currently vacant land and is zoned for agricultural / rural uses, which do not require significant landscaping buffer. Staff is of the opinion that the requested 2.6 metre planting/buffer strip along Old Thorold Stone Road would provide a suitable buffer to the proposed parking area and current and future adjacent land uses. As such, the variance requested to permit a reduction in the minimum width of planting/buffer strip along Old Thorold Stone Road from 3 metres to 2.6 metres maintains the general intent and purpose of the bylaw.

Variance 2 – The purpose 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, stormwater 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 lot coverage from 15% to 22% maintains the general intent and purpose of the zoning bylaw.

Variance 3 – The purpose of the required parking spaces is to ensure that adequate parking can be accommodated on site. It is staff's opinion that the reduction of 1 parking space will not impact the ability of the site to accommodate the parking requirements generated by the proposed development. As such, the variance requested to permit the reduction in the minimum number of parking spaces from 6 spaces to 5 spaces maintains the general intent and purpose of the zoning bylaw.

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

The property is designated Rural Industrial within the City's Official Plan. The purpose of the Rural Industrial designation is to identify lands in the City that are suitable to accommodate a range of rural industrial uses that do not require full municipal services.

In addition to being designated Rural Industrial, the site is subject to the North-East Gateway overlay, and as such, is subject to the North-East Gateway Policies defined in Section B2.4.7 of the City's Official Plan. The purpose of these Policies is to guide the spatial distribution of land uses and activities in the North-East Gateway area of the Rural Industrial designation, and to assist in establishing a gateway appearance at the eastern entrance into Thorold from Thorold Stone Road.

The variances requested will facilitate the development of a permitted use that is contemplated in the Official Plan – Rural Industrial designation, namely Section B2.4.2 (e) Industrial storage, warehousing, and personal storage uses.

The existing established neighbourhood contains a variety of rural industrial uses, as well as vacant industrial land which is planned for future industrial development. The introduction of the proposed rural industrial use is in keeping with the City's vision for the North-East Gateway area of the Rural Industrial designation as set out by the City's Official Plan.

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.

Variance 1 – The applicant has noted that a reduction in the planting/buffer strip is required due to site constraints. In staff's opinion, the variance offers suitable landscaping for the subject land and the neighbouring properties of the lot and will maintain compatibility with the surrounding area. As such, the variance requested to permit a reduction in the minimum width of planting/buffer strip along Old Thorold Stone Road from 3 metres to 2.6 metres is appropriate for the development of the land.

Variance 2 – The applicant has identified that given the nature of the proposed self-storage use, significant floor area is required, and a reduction in floor area to the permitted 15% would impair the ability to develop an adequately sized facility. 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 the variance requested to increase the permitted maximum lot coverage from 15% to 22% is appropriate for the development of the land.

Variance 3 – The applicant has noted that a reduction in parking spaces is required due to site constraints, as well to provide an accessible parking space and access aisle. In staff's opinion, no impacts to the function of the site or surrounding properties are anticipated as a result of the proposed reduction in required parking spaces. As such, the variance requested to permit the reduction in the minimum number of parking spaces from 6 spaces to 5 spaces is appropriate for the development of the land.

Is the variance minor?

In making a determination of whether a variance is minor as required, 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 – It is staff's opinion that planting/buffer strip proposed along Old Thorold Stone Road offers suitable landscaping for the subject land and the neighbouring properties. As such, the variance requested to permit a reduction in the minimum width of planting/buffer strip along Old Thorold Stone Road from 3 metres to 2.6 metres is minor.

Variance 2 – 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. No impacts to the function of the site or surrounding properties are anticipated as a result of the proposed increase in permitted lot coverage. As such, the variance requested to increase the permitted maximum lot coverage from 15% to 22% is minor.

Variance 3 – It is staff's opinion that there is an appropriate number of parking spaces provided for the use proposed, and no impacts to the function of the site or surrounding properties are anticipated as a result of the proposed reduction in required parking spaces. As such, the variance requested to permit the reduction in the minimum number of parking spaces from 6 spaces to 5 spaces is minor.

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: Cogeco, Hydro One, TransCanada Pipelines Limited, and the City Tax Department.

The following Departments/Agencies did not provide comments on the proposal: Bell Canada, City Engineering Division, Niagara Escarpment Commission, Ontario Power Generation, Trillium Railway, Canada Post, Canadian National Railway, GIO Railway, District School Board of Niagara, and Niagara Catholic District School Board.

Niagara Region

- Regional staff noted that they do not object to the proposed development as it is consistent with Provincial and Regional policies, subject to the comments summarized below.

- Regional staff noted that a series of clearance/acknowledgement letters from the Ministry of Tourism, Culture and Sport (now the Ministry of Citizenship and Multiculturalism) confirmed that no further archaeological assessment is necessary for the subject property, and as such, no further archaeological assessments are required for the site.
- Regional staff provided archaeological warning clause to be included in the future Site Plan Agreement for the proposed development.
- Regional staff noted that the subject property is adjacent to Region's Natural Environment System (NES), consisting of Other Wetlands on adjacent lands; however, previously submitted EIS studies have demonstrated to the Region's satisfaction that the NES will not be negatively impacted by the proposal, as the other Wetland and its buffer are located outside the subject property's lot boundary.
- Regional staff noted no objections to the application as submitted from a private servicing perspective, provided a sewage system permit is applied for at the future development stage, and meets minimum Ontario Building Code requirements.

Ministry of Transportation (MTO)

- MTO noted that the subject area is located within the MTO Permit Control Area for the Highway 58 and as a result, the applicant should be made aware that an MTO Building & Land Use Permit will be required from this office prior to the start of any onsite construction/works. MTO noted that these comments are preliminary only, and prior to any MTO permit applications being submitted, the MTO requested that the City circulate the official consent application for review, where they will provide more detailed comments.

City Fire Department

- City Fire Department noted that the development shall comply with Ontario Building Code Section 3.10.
- City Fire Department noted that adequate water supply for firefighting shall be provided by either a municipal or private water supply. Additional information regarding the servicing of the site, including water supply for firefighting, will be reviewed through Site Plan Control.

City Building Department

- City Building Department noted that the development shall comply with Ontario Building Code Section 3.10, and that additional building comments will be provided through the Site Plan Control approval process.

City of Thorold Heritage Advisory Committee (LACAC)

- LACAC noted that directly adjacent to the north-west corner of the subject lands is the location of the marker commemorating the Battle of Beavertams and declaring the area a National History Site. The Heritage Committee recommends that for the two short stretches of the subject lands surrounding the city-owned land which houses the marker, a large enough landscape buffer is provided and planted with shrubs and trees to shield the site visually from the planned industrial complex.
- LACAC noted that in addition, battlefields are listed as potential archeological sites. Since the subject lands are at least partially situated on the Beavertams battlefield of 1813, an archeology assessment may be required. Staff note that an archaeological assessment completed previously determined that no further archaeological assessment is required.

Niagara Peninsula Conservation Authority (NPCA)

- NPCA staff noted that the subject property does not contain any NPCA regulated features or associated buffers.
- NPCA staff noted that the future use of the property is proposing a SWM pond and outlet in close proximity to a Locally Significant Wetland.
- NPCA Staff noted that while the NPCA offers no objections to the approval of the minor variances for this proposal, further review and approvals of the stormwater pond and outlet details will be required during future development applications as it would appear there may be a stormwater outfall outletting into a regulated feature. Any outlets into a NPCA regulated feature including buffers would require a Permit from the NPCA prior to the commencement of the works.

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 D13-03-2024 requesting minor variances to the City of Thorold Comprehensive Zoning By-law 60-2019 in order to reduce the minimum width of planting/buffer strip along street Frontage from 3.0 metres to 2.6 metres; to increase the maximum Lot Coverage from 15% to 22%; and to reduce the required number of parking spaces from 6 spaces to 5 spaces on the lands located at Old Thorold Stone Road at Davis Road (Part 1, Ref Plan 59R-1704757) be approved without conditions for the reasons as described within this report.

Prepared by:

ORIGINAL SIGNED

Connor MacIsaac
Planner, Development Services

Respectfully Submitted By:

ORIGINAL SIGNED

Marc Davidson
Senior Development Planner,
Development Services



Appendix 1: Site Plan



Appendix 2: Agency Comments



NIAGARA REGION COMMENTS

Growth Strategy and Economic Development

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

Via Email

March 8, 2024

Region File: D.17.09.MV-24-00026
Angela Nesbitt
Secretary Treasurer
City of Thorold
3540 Schmon Parkway
Thorold, ON L2V 4A7

Dear Ms. Nesbitt:

**Re: Regional and Provincial Comments
Minor Variance Application
City File: D13-04-2024
Applicant: Upper Canada Consultants c/o Craig Rohe
Owner: 2686562 Ontario Inc
Unaddressed Lands – S-E Corner of Davis and Old Thorold Stone Road
City of Thorold**

Regional Growth Strategy and Economic Development staff has reviewed the Minor Variance Application for the property located at the southeast corner of Davis Road and Old Thorold Stone Road located in the City of Thorold. The applicant is proposing the construction of a self-storage facility on an existing vacant lot. In order to facilitate the development as proposed, the application proposes relief from the following provisions of the City's Zoning By-law (By-law 60-2019):

- Part 8 – Table 8.3: Lot, Building and Structure Requirements – To permit a minimum width of planting/buffer strip along street frontage of 2.6 meters whereas the by-law requires a minimum planting/buffer strip along street frontage of 3.0 metres;
- Part 8 – Table 8.3: Lot, Building and Structure Requirements – To permit a maximum lot coverage of 22% whereas the by-law requires a maximum lot coverage of 15% and
- Part 4 – Table 4.1: Parking Space Requirements, Commercial Uses – To permit the minimum required number of parking spaces to be reduced to 5 parking spaces, whereas the by-law requires a minimum of 6 parking spaces.

A pre-consultation meeting for a site plan application for the proposal took place in March 2023.

The following comments are provided to assist the City of Thorold with their review of the proposed Minor Variance Application.

Provincial and Regional Policies

The subject lands are designated as “Rural Lands” in accordance with the *Provincial Policy Statement, 2020* (“PPS”) *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation* (“Growth Plan”), and in the *Niagara Official Plan* (“NOP”). The subject property is also located within a Rural Employment Area as noted within the NOP. The NOP states that uses within Rural Employment Areas shall be serviced by private water and wastewater systems, or have minimal water and wastewater requirements. Staff note the development will be serviced by way of private services.

As such, Regional staff do not object to the proposed development as it is consistent with Provincial and Regional policies, subject to following comments.

Archaeological Potential

The PPS and NOP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS states that development and site alteration is not permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved.

The subject property was previously subject to Stage 1-4 Archaeological Assessments as a part of a previous Consent application. A series of clearance/acknowledgement letters from the Ministry of Tourism, Culture and Sport (now the Ministry of Citizenship and Multiculturalism) confirmed that no further archaeological assessment is necessary for the subject property. As such, Regional staff will not require any additional archaeological assessments with the Minor Variance Application.; Recognizing that no archaeological survey, regardless of its intensity, can entirely negate the possibility of deeply buried archaeological materials, staff will require that the following archaeological warning clause be included in the future Site Plan Agreement for the proposed development:

“Should deeply buried archaeological remains/resources be found during construction activities, all activities impacting archaeological resources must cease immediately, and the proponent must notify the Archaeology Programs Unit of the Ministry of Citizenship and Multiculturalism and contact a licensed archaeologist to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

In the event that human remains are encountered during construction, all activities must cease immediately and the Niagara Regional Police as well

as the Cemeteries Regulation Unit of the Ministry of Public and Business Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, the Ministry of Citizenship and Multiculturalism should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.”

Natural Environment System

The subject property is adjacent to Region’s Natural Environment System (NES), consisting of Other Wetlands on adjacent lands; however, previously submitted EIS studies have demonstrated to the Region’s satisfaction that the NES will not be negatively impacted by the proposal, as the Other Wetland and its buffer are located outside the subject property’s lot boundary.

Private Servicing

The subject property is currently vacant. There is enough usable land for the installation of a sewage system meeting Ontario Building Code requirements. The proposed development includes the construction of an office building on the subject property; however, it is currently unknown the number of employees or washrooms proposed within the building. The proposed sewage system area is shown on the submitted plans along Old Thorold Stone Road; however, the exact size and details will be determined at the septic permit stage.

Regional staff therefore have no objections to the application as submitted from a private servicing perspective, provided a sewage system permit is applied for and meets minimum Ontario Building Code requirements. Please note, the number of employees and washrooms to be accommodated on the subject property will be restricted to the septic area that can be accommodated on the subject property.

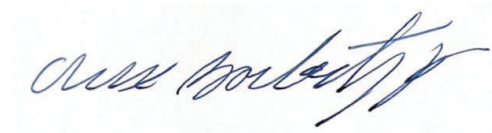
Conclusion

In conclusion, Regional Growth Strategy and Economic Development staff does not object to the proposed Minor Variance Application, in principle, as the proposal is consistent with the PPS and conforms to Provincial and Regional policies, subject to the condition below, which is required to address Regional and local Official Plan policies requiring the provision of sustainable private services outside urban areas:

1. That a sewage system permit is applied for which meets minimum Ontario Building Code requirements.

Should you have any questions related to the above comments, please contact the undersigned at Alex.Bokekestyn@niagararegion.ca, or Pat Busnello, Manager of Development Planning at Pat.Busnello@niagararegion.ca.

Best regards,



Alex Boekestyn, M.Sc.
Development Planner, Niagara Region

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning, Niagara Region
Yves Scholten, Planning Ecologist, Niagara Region
Caitlin Goodale, Private Sewage System Inspector, Niagara Region



MINISTRY OF TRANSPORTATION ONTARIO COMMENTS

Angela Nesbitt

From: Amirpour, Siavash (MTO) <Siavash.Amirpour@ontario.ca>
Sent: Saturday, February 17, 2024 12:22 AM
To: Angela Nesbitt
Cc: Deluca, Peter (MTO); Lagakos, Ted (MTO); Constantine, Neave (MTO)
Subject: RE: Request for comments - City of Thorold Committee of Adjustment March 2024 - Due by March 14th

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,

Re: Requests for comments – City of Thorold Committee of Adjustment March 2024

- D13-04-2024 Old Thorold Stone Road at Davis Road

The subject sites described above (**Old Thorold Stone Road at Davis Road**) appears to be located within the **MTO Permit Control Area** for Highway 58, as a result, the applicant should be made aware that an MTO Building & Land Use Permit(s) will be required from this office prior to the start of any onsite construction/works. Further, MTO requests that the drawings related to be sent to this office for review. These comments are preliminary only, and prior to any MTO permit applications being submitted, the MTO requests that the City circulate the Official Site Plan Application for the subject site for review, where we will provide more detailed comments, including what materials will be required for review as part of the Site Plan Application circulation.

Information regarding the application process, forms and the policy can be found at the link:

[Highway corridor management | ontario.ca](#)

Please do not hesitate to contact us if you have any questions or concerns.

Sincerely,

Siavash Amirpour, EIT, RCJI, PMP | Corridor Management Officer

Highway Corridor Management Section | Central Operations | Ontario Ministry of Transportation
159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7
Telephone: 647-530-4027 | Email: siavash.amirpour@ontario.ca





CITY OF THOROLD FIRE AND EMERGENCY SERVICES COMMENTS

Angela Nesbitt

From: Vince Giovannini
Sent: Monday, March 11, 2024 4:04 PM
To: Angela Nesbitt
Cc: Ben Hiebert
Subject: RE: Comment due today FW: Follow up/Reminder FW: Request for comments - Committee of Adjustment - March 2024 - Due by March 8th

Good afternoon, please see our comments below:

Mar-Cot Self Storage - D13-04-2024 - Old Thorold Stone Road at Davis Road

1. Development shall comply with Ontario Building Code Section 3.10.
2. Adequate water supply for firefighting shall be provided by either a municipal or private water supply. Please provide additional information.

Thank you.



Vince Giovannini

Captain of Fire Prevention
Fire and Emergency Services

City of Thorold

905-227-6613 x303

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

www.thorold.ca



CITY OF THOROLD BUILDING COMMENTS

Angela Nesbitt

From: Ben Hiebert
Sent: Wednesday, March 13, 2024 8:59 AM
To: Connor Maclsaac
Cc: Daniel Dickson; Tara O'Toole; Vince Giovannini; Angela Nesbitt
Subject: RE: Comment due today FW: Follow up/Reminder FW: Request for comments - Committee of Adjustment - March 2024 - Due by March 8th

Good morning,
Yes the Building comments for the Minor Variance can be revised to Comply with OBC provision 3.10.

Please Note: Additional Building comments will be provided at the Site Plan stage.

Kind Regards,



Ben Hiebert C. Tech

Building Inspector, Plans Examiner
Planning and Development Services

City of Thorold

905-227-6613 x257

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

www.thorold.ca

From: Connor Maclsaac <Connor.Maclsaac@thorold.ca>
Sent: Tuesday, March 12, 2024 11:59 AM
To: Ben Hiebert <Ben.Hiebert@thorold.ca>
Cc: Daniel Dickson <Daniel.Dickson@thorold.ca>; Tara O'Toole <Tara.O'Toole@thorold.ca>; Vince Giovannini <Vince.Giovannini@thorold.ca>; Angela Nesbitt <Angela.Nesbitt@thorold.ca>
Subject: RE: Comment due today FW: Follow up/Reminder FW: Request for comments - Committee of Adjustment - March 2024 - Due by March 8th

Hi Ben,

Will building be providing revised comments based on your discussion with Tara? Maybe just a revised note that the development shall comply with Ontario Building Code Section 3.10.

Best,



Connor Maclsaac

Planner
Development Services

City of Thorold

905-227-6613 x251

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

www.thorold.ca

From: Ben Hiebert <Ben.Hiebert@thorold.ca>
Sent: Friday, March 8, 2024 1:57 PM
To: Angela Nesbitt <Angela.Nesbitt@thorold.ca>
Cc: Daniel Dickson <Daniel.Dickson@thorold.ca>; Tara O'Toole <Tara.O'Toole@thorold.ca>; Vince Giovannini <Vince.Giovannini@thorold.ca>
Subject: RE: Comment due today FW: Follow up/Reminder FW: Request for comments - Committee of Adjustment - March 2024 - Due by March 8th

D13-04-2024 Old Thorold Stone Road at Davis Road

- Fire access route may not comply. Please see attached OBC 3.10.4 provisions.



Ben Hiebert C. Tech

Building Inspector, Plans Examiner
Planning and Development Services

City of Thorold

905-227-6613 x257

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

www.thorold.ca

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>
Sent: Friday, March 8, 2024 9:01 AM
To: Abu Rashed <Abu.Rashed@thorold.ca>; Ben Hiebert <Ben.Hiebert@thorold.ca>; FPO <FPO@thorold.ca>; Jason Simpson <Jason.Simpson@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: Comment due today FW: Follow up/Reminder FW: Request for comments - Committee of Adjustment - March 2024 - Due by March 8th
Importance: High

Good morning,

Just a follow up reminder that comments are due by 4:00 p.m. today.

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

3.10.4. Additional Requirements for 1 Storey Buildings

3.10.4.1. Application

- (1) The requirements in this Subsection apply to 1 *storey buildings* that do not contain a *basement* or *mezzanine*.

3.10.4.2. Building Area

- (1) For the purposes of Subsection 3.2.2., *building area* means,
 - (a) the *building area* of each *building*,
 - (b) the total of the *building areas* of all *buildings* as a group, or
 - (c) the total of the *building areas* of any number or group of *buildings*.

3.10.4.3. Spatial Separations

- (1) Except as provided in Sentences (2) to (4), the requirements in Subsection 3.2.3. shall apply.
- (2) Where the *building area* conforms to Clause 3.10.4.2.(1)(b), the *limiting distance* requirements shall not apply between individual *buildings*.
- (3) Where the *building area* conforms to Clause 3.10.4.2.(1)(c),
 - (a) the *limiting distance* requirements shall apply between each group of *buildings*, but not between individual *buildings* within a group, and
 - (b) the distance between each group of *buildings* shall be not less than 9 m.
- (4) The distance between individual *buildings* within a group shall be not less than 6 m.

3.10.4.4. Fire Alarm Systems

- (1) Except as provided in Sentence (2), the requirements in Subsection 3.2.4. shall not apply.
- (2) The requirements for *smoke alarms* in Article 3.2.4.22. shall apply to a *dwelling unit*.

3.10.4.5. Provisions for Firefighting

- (1) Except as provided in Sentences (2) to (7), the requirements in Subsection 3.2.5. shall not apply.
- (2) Access routes for fire department vehicles shall be provided and shall **be not less than 9 m wide**.
- (3) Hydrants shall be located in the access routes required in Sentence (2) so that the locations conform to Sentence **3.10.3.4.(3)**.
- (4) The access routes required in Sentence (2) shall conform to the requirements in Sentence 3.2.5.6.(1).
- (5) An adequate water supply for firefighting shall be provided for every *building*.
- (6) Where a sprinkler system is installed, the system shall conform to the requirements in Articles 3.2.5.13., 3.2.5.16. and 3.2.5.18.
- (7) Where *combustible* sprinkler piping is installed, it shall conform to the requirements in Article 3.2.5.14.



NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS

Angela Nesbitt

From: Sarah Mastroianni <smastroianni@npca.ca>
Sent: Friday, March 8, 2024 1:49 PM
To: Angela Nesbitt
Cc: Taran Lennard; Meghan Birbeck
Subject: RE: Reminder FW: Follow up/Reminder FW: Request for comments - City of Thorold Committee of Adjustment March 2024 - Due by March 8th

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 Angi,

Please see comments below.

D13-04-2024 - Old Thorold Stone Road at Davis Road

The subject property does not contain any NPCA regulated features or associated buffers. It is noted that the future use of the property is proposing a SWM pond and outlet in close proximity to a Locally Significant Wetland. While the NPCA offers no objections to the approval of the minor variances for this proposal, further review and approvals of the stormwater pond and outlet details will be required during future development applications as it would appear there may be a stormwater outfall outletting into a regulated feature. Any outlets into a NPCA regulated feature including buffers would require a Permit from the NPCA prior to the commencement of the works.

Thank you and have a great weekend.



Sarah Mastroianni
Manager, Planning and Permits

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor | Welland, ON L3C 3W2

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smastroianni@npca.ca

Updates regarding NPCA operations and activities can be found at Get Involved NPCA Portal, or on social media at facebook.com/NPCAOntario & twitter.com/NPCA_Ontario.



HERITAGE COMMITTEE COMMENTS

To: Committee of Adjustment, City of Thorold, Meeting March 21st, 2024

From: LACAC Thorold, Comments Regarding Thorold Stone and Davis Roads Project

Directly adjacent to the north-west corner of the subject lands is the location of the marker commemorating the Battle of Beaverdams and declaring the area a National History Site. The Heritage Committee recommends that for the two short stretches of the subject lands surrounding the city-owned land which houses the marker, a large enough landscape buffer is provided and planted with shrubs and trees to shield the site visually from the planned industrial complex.

In addition, battlefields are listed as potential archeological sites. Since the subject lands are at least partially situated on the Beaverdams battlefield of 1813, an archeology assessment may be required.

Respectfully,

Anna O'Hare

Chair, LACAC Thorold



COGECO COMMENTS

Angela Nesbitt

From: Mike Embleton <mike.embleton@cogeco.com>
Sent: Friday, February 23, 2024 8:40 AM
To: Angela Nesbitt
Subject: Re: Request for comments - City of Thorold Committee of Adjustment March 2024 - Due by March 14th

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Good morning Angela,

Cogeco has no comment on this minor variance application.

Thank you,
Mike