



August 21, 2025

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

**SUBJECT:** Applications for Consent and Minor Variance  
D10-11-2025, D13-16-2025 and D13-17-2025 – Klim and Calabrese  
47 Pine Street South, Thorold, Ontario  
PLAN MITTLEBERGER BLK A LOT 4 PT LOT 3 NP892  
Roll Number: 2731 0000 0808 400

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## **RECOMMENDATIONS**

That the City of Thorold Committee of Adjustment **approve** application D10-11-2025, submitted by Joseph Tomaino of Upper Canada Consultants on behalf of Domenica Klim and Natale Calabrese, for lands known municipally as 47 Pine Street South, subject to the following conditions:

1. That the Owners provide the Secretary-Treasurer with a legal description, acceptable to the Registrar, of the subject parcel, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
2. That the Owners provide a lawyer's undertaking, to the satisfaction of the City, to forward a copy of documentation confirming the transaction has been carried out, with the documentation to be provided within two years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.
3. That the Owners convey the lands described as Part 3, as illustrated on the severance sketch prepared by Chambers and Associates Surveying Ltd., dated April 4, 2025, free and clear of any mortgages, liens or other encumbrances to the City of Thorold for the purposes of providing a sight triangle prior to final approval of the consent to the satisfaction of the City of Thorold.
4. That the payment of 5% of the value of the new lot, being Part 1, of the submitted severance sketch be made to the City of Thorold in lieu of dedication of land for park purposes pursuant to Section 53(13) of the Planning Act, R.S.O. 1990, as amended to the satisfaction of the City of Thorold.
5. That the Owners receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the 'Stage 1 - 2 Archaeological Assessment', prepared by Detritus Consulting Ltd (dated May 22, 2025). If the Ministry requires further

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

6. That any existing structures on the subject land which encroach from the retained property onto the severed property, including the existing fire escape, be removed and replaced to the satisfaction of the City of Thorold, and that a Building Permit be received prior to beginning this work.
7. That a final certification fee, payable to the City of Thorold, be submitted to the Secretary-Treasurer and that all conditions of consent be fulfilled.
8. That all of these conditions shall be fulfilled within a period of two years after the giving of the Notice of Decision of the Committee of Adjustment, pursuant to Subsection 53(41) of the Planning Act, failing which this consent shall be deemed to be refused.

**AND** that the City of Thorold Committee of Adjustment **approve** application D13-16-2025 submitted by Joseph Tomaino of Upper Canada Consultants on behalf of Domenica Klim and Natale Calabrese, for lands known municipally as 47 Pine Street South (Part 1), as it relates to:

1. Relief from Section 6.3.5 - Table 6.3.e (Lot, Building, and Structure Requirements for Residential R3A, R3B, R3C and R3D Zones) to reduce the minimum lot area for a triplex dwelling from 450m<sup>2</sup> to 430.34m<sup>2</sup>;
2. Relief from Section 6.3.5 - Table 6.3.e (Lot, Building, and Structure Requirements for Residential R3A, R3B, R3C and R3D Zones) to reduce the minimum lot frontage for a triplex from 15m to 10.70m.

**AND** that the City of Thorold Committee of Adjustment **approve** application D13-17-2025 submitted by Joseph Tomaino of Upper Canada Consultants on behalf of Domenica Klim and Natale Calabrese, for lands known municipally as 47 Pine Street South (Part 2), as it relates to:

1. Relief from Section 6.3.5 - Table 6.3.e (Lot, Building, and Structure Requirements for Residential R3A, R3B, R3C and R3D Zones) to reduce the minimum lot frontage for the existing dwelling from 15m to 13.57;
2. Relief from Section 6.3.5 - Table 6.3.e (Lot, Building, and Structure Requirements

for Residential R3A, R3B, R3C and R3D Zones) to reduce the minimum exterior side yard from 4.5m to 3.83m;

3. Relief from Section 6.3.5 - Table 6.3.e (Lot, Building, and Structure Requirements for Residential R3A, R3B, R3C and R3D Zones) to increase the maximum total lot coverage from 45% to 51.09%. (Section 6.3.5 of Zoning By-law 60-2019).
4. Relief from Section 4.1 - Table 4.1 (Parking Space Requirements) to reduce the amount of parking spaces from 3 spaces to 1 space; and
5. Relief from Section 3.1 - Table 3.1 (Accessory Building or Structure Requirements) to reduce the rear yard set back for an accessory structure from 0.90m to 0.80m.

## **PROPOSAL**

The Owners are seeking to sever the existing lot at 47 Pine Street South in order to construct a new triplex on the severed lot. An existing triplex is situated on the subject lands which will be maintained on the retained lot. A number of variances from the zoning regulations are required to recognize deficiencies to facilitate the proposed development.

The Owners have requested the following variances from the provisions of the Comprehensive Zoning By-law 60-2019:

### Part 1 - Severed Lot

1. To reduce the minimum lot area for a triplex dwelling from 450 m<sup>2</sup> to 430.34 m<sup>2</sup> (Section 6.3.5 - Table 6.3.e of Zoning By-law 60-2019).
2. To reduce the minimum lot frontage for a triplex dwelling from 15 m to 10.70 m (Section 6.3.5 - Table 6.3.e of Zoning By-law 60-2019).

### Part 2 - Retained Lot

1. To reduce the minimum lot frontage for the existing dwelling from 15 m to 13.57 m (Section 6.3.5 - Table 6.3.e of Zoning By-law 60-2019).
2. To reduce the minimum exterior side yard from 4.5 m to 3.83 m (Section 6.3.5 - Table 6.3.e of Zoning By-law 60-2019).
3. To increase the maximum total lot coverage from 45% to 51.09% (Section 6.3.5 - Table 6.3.e of Zoning By-law 60-2019).
4. To reduce the amount of parking spaces from 3 spaces to 1 space (Section 4.1- Table 4.1 of Zoning By-law 60-2019).
5. To reduce the rear yard set back for an accessory structure from 0.90 m to 0.80 m (Section 3.1- Table 3.1 of Zoning By-law 60-2019).

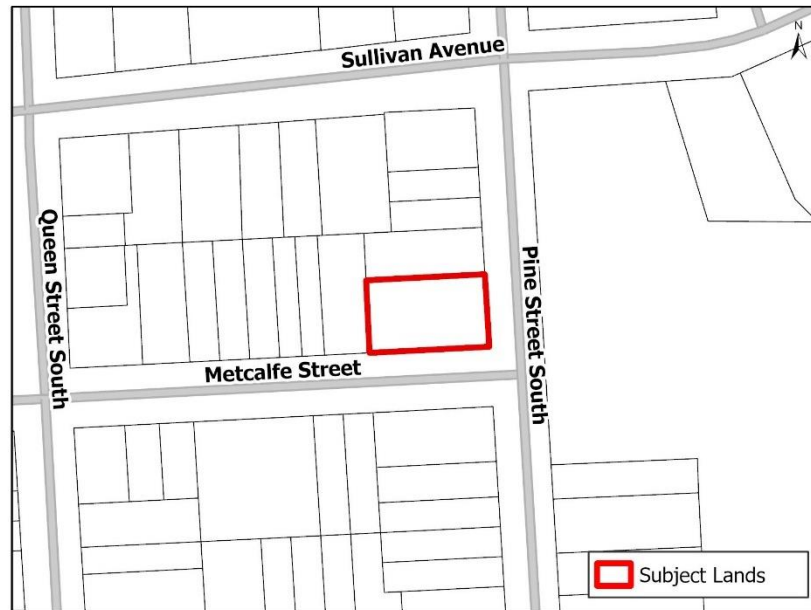


Figure 1: Location Map – 47 Pine Street South

### **Site Description**

The subject lands are located within the Delineated Built-Up Area (Schedule B – Regional Structure) of the *Niagara Official Plan (2022)*. The subject lands are located within the Urban Living Area (Schedule A-1 – Thorold Proper) of the City of Thorold’s *Official Plan (2016)*. Under the City of Thorold’s Comprehensive Zoning By-law (60) 2019, the subject lands are currently zoned as Residential Three (R3C).

The subject lands are located at the northwestern corner of the intersection of Pine Street South and Metcalfe Street as shown in Figure 1. The land is currently developed with a two-storey triplex dwelling and a detached garage. Access to the lot is currently provided from both Pine Street South and Metcalfe Street.

The existing fire escape protruding on the north side of the existing triplex would encroach over the proposed property line and it, as well as any other encroachment would be required to be removed as a condition of approval. The applicant proposes to replace it with a new fire escape which extends 1.2 m from the existing triplex; which would meet the provisions of Section 3.26 of the Comprehensive Zoning By-law (60)2019.

A small concrete retaining wall at the northwestern corner of the existing triplex is labelled “Ex Wall Ex Conc” on the provided Site Plan. This wall is planned to be removed as part of grading to be done for the proposed development on the severed lot.

The applicant has submitted a Stage 1 - 2 Archaeological Assessment, prepared by Detritus Consulting Ltd and dated May 22, 2025. No archaeological resources were identified. The Regional Municipality of Niagara has not received confirmation from the Ministry of Citizenship and Multiculturalism that the assessment has been submitted to the Ontario Public Register of Archaeological Reports and is satisfactory. Therefore, a condition of consent has been included to ensure that this process takes place.

## **BACKGROUND REVIEW**

In the City of Thorold's *Official Plan (2016)* the subject lands are designated as Urban Living Area on Schedule A-1. According to Chapter B1.1.1, "the purpose of the Urban Living Area designation is to recognize the existing residential areas east and west of the Welland Canal and promote the efficient use of existing and planned community infrastructure."

The *Niagara Official Plan (2022)* directs growth to Settlement Areas and more specifically to Built-Up Areas with available municipal services.

The City of Thorold's Comprehensive Zoning By-law (60) 2019 zones the lands as a Residential Three Zone (R3C). Within the R3C Zone higher density residential uses are permitted, including townhouses, triplexes, fourplexes, apartments, and long-term care facilities.

## **CONSENT PLANNING ANALYSIS**

The application for consent was reviewed with consideration of applicable policies in the *Provincial Planning Statement (2024)*, the *Niagara Official Plan (2022)*, the City of Thorold's *Official Plan (2016)*, and the City of Thorold's Comprehensive Zoning By-law (60) 2019.

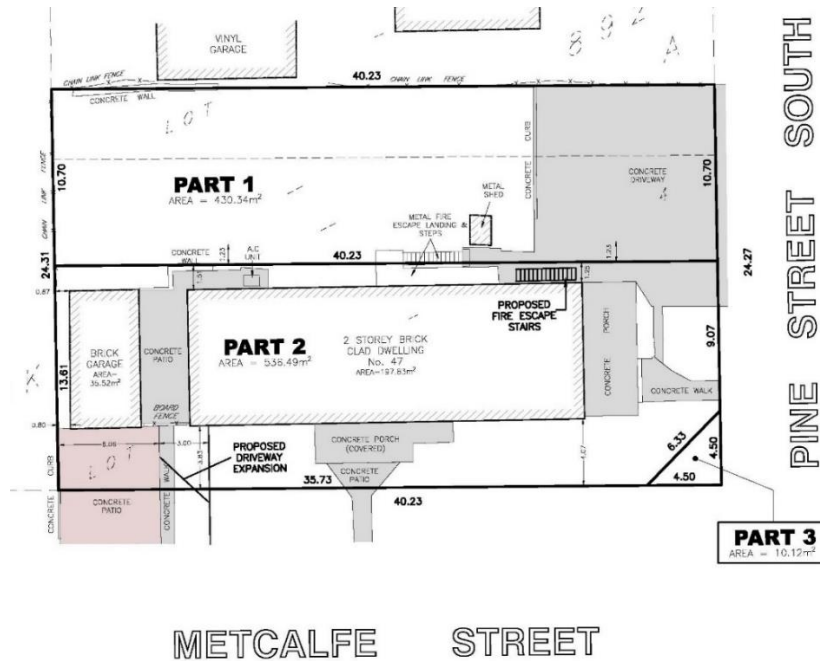


Figure 2: Severance Sketch – 47 Pine Street South

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

The PPS encourages intensification within Settlement areas (Section 2.3.1). The proposed development is located within the City of Thorold Official Plan’s Urban Living Area, and the Niagara Region Official Plan’s Built-Up Area. The proposed severance is intended to facilitate modest residential intensification in compliance with the policies outlined in the PPS. It is staff’s opinion that the proposed development **is consistent** with the Provincial Planning Statement.

**Niagara Official Plan (2022) (NOP)**

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

The NOP directs growth to Settlement Areas and more specifically to Built-Up Areas with available municipal services.

Section 2.2.1.1 of the NOP encourages infill opportunities for the integration of gentle density and a mix and range of housing options that consider the character of established residential neighbourhoods. Section 2.2.2.5 further states that a Regional minimum of 60 percent of all residential units occurring annually will be within built-up areas. Section

2.3.1.1 notes that the development of a range and mix of densities, lot and unit sizes, and housing types, including affordable and attainable housing, will be planned throughout settlement areas to meet housing needs at all stages of life.

The NOP has established an intensification target of 25% of new residential units to be provided in the Built-Up Area of Thorold. The proposed lot severance to facilitate a new triplex dwelling supports the achievement of the intensification target. Municipal water and wastewater services are available and the new lot can connect to these services. Additionally, the location of the new triplex next to a public elementary school supports the planning of housing that meets needs at all stages of life.

Therefore, in the opinion of staff, the consent application **conforms** to the NOP.

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

The subject lands are designated as “Urban Living Area” within the CTOP. The purpose of the Urban Living Area designation is to recognize the existing residential areas and promote the efficient use of existing and planned community infrastructure. The Urban Living Area permits a range of residential uses and encourages intensification and/or the redevelopment of under-utilized lands.

Section D4.2.1 of the CTOP outlines the considerations of the Committee of Adjustment as it pertains to new lot creation through the consent process. This includes: ensuring frontage on a public road maintained year-round, limiting traffic hazards, keeping with the relevant provisions of the zoning by-law, that new lots can be serviced appropriately, that the development will not have a negative impact on drainage, that the development will not compromise the ability to redevelop the rest of the lands, that the development will not have an impact on environmentally sensitive features, and conformity with regional lot creation policy. Staff have reviewed the application against the above criteria, in conjunction with partner agencies, and have not identified any concerns which contravene the policies of the CTOP.

Staff is of the opinion that the proposal facilitates future development that **is appropriate** and in keeping with the general intent of the CTOP.

### **City of Thorold Comprehensive Zoning By-law (60) 2019**

The subject lands are zoned as Residential Three (R3C) in the City of Thorold’s Comprehensive Zoning By-law (60) 2019. The R3C zone permits several higher density

residential land uses such as stacked townhouses, triplexes, fourplexes, and apartment dwellings.

As per Section 1.6(b) of the Comprehensive Zoning By-law (60) 2019, any severed lands must be compliant with the provisions outlined in the existing zone. Accordingly, the applicant has simultaneously applied for minor variances to grant the severed and retained lots relief from certain provisions of the R3C zone.

**MINOR VARIANCE PLANNING ANALYSIS – 45(1):**

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 By-law.
- 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.

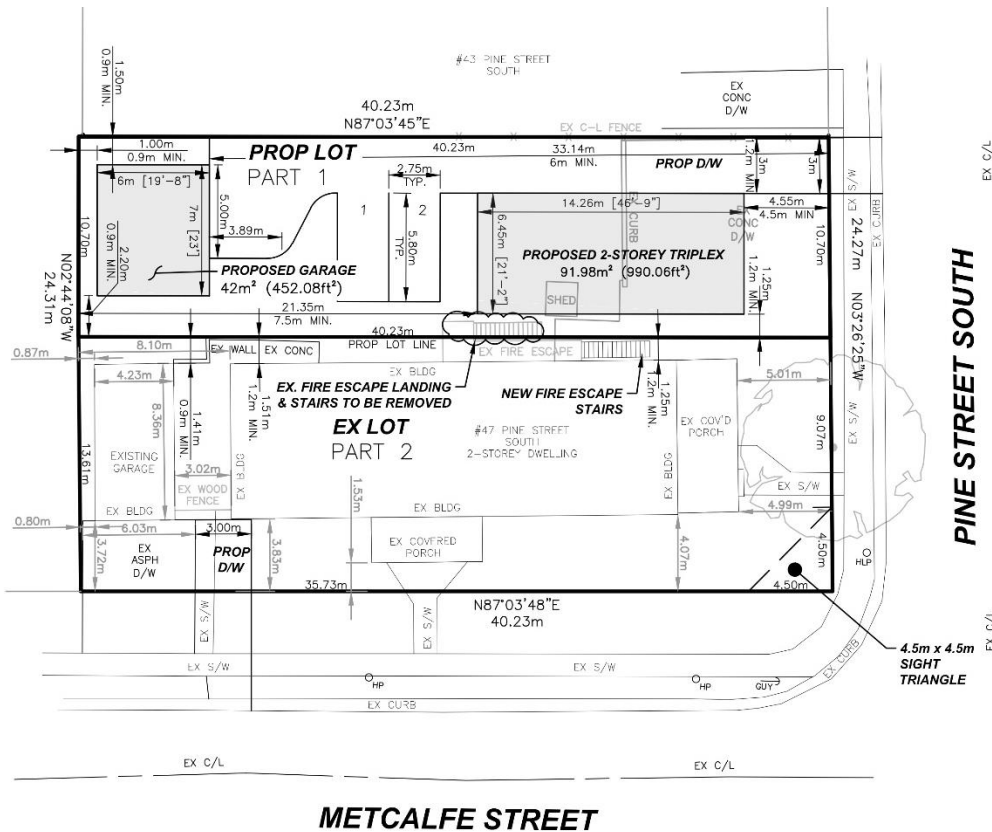


Figure 3: Site Plan Sketch – 47 Pine Street South

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

**Niagara Official Plan (2022) (NOP)**

Please refer to the Consent Planning Analysis for a review of how the application maintains the general intent and purpose of the NOP.

In the opinion of Staff, the consent application **conforms** to the NOP.

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

The site falls within the Urban Living Area under Schedule A of the CTOP. The proposed use of the site is permitted within this designation by the Official Plan. Intensification is encouraged within the Urban Living Area, so long as proposals are “respectful of, compatible with, and designed to be integrated in the community or neighbourhood where

they are proposed.” Given the existence of a triplex on the lot, as well as apartment dwellings on Metcalfe Street, the proposal meets these criteria.

As per Chapter B1.1.5 of the CTOP, planning applications to permit semi-detached dwellings, townhouses, multiple or apartment buildings in the Urban Living Area must meet four criteria. Applications must:

- a) Respect the character of adjacent residential neighbourhoods, in terms of height, bulk, and massing. The proposal respects the character of adjacent neighbourhoods as detailed above – there is already a triplex dwelling existing on-site and apartment dwellings nearby.
- b) Be easily integrated with surrounding land uses. The only nearby non-residential use is the Prince of Wales South Public School directly across the road. Appropriate residential intensification near school facilities is considered to be good planning practice and is in line with the policies of the *Niagara Official Plan (2022)*.
- c) Not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads. The development is not expected to cause unacceptable impacts on parking or traffic.
- d) Be located on a site that has adequate land area to incorporate required parking, amenity areas, recreational facilities, landscaping and buffering on-site. While variances are required for setbacks and parking for the retained lot, they recognize existing deficiencies and do not impact the required setbacks and parking of the proposed new triplex building.

Therefore, staff are of the opinion that the requested variances **meets** the general intent and purpose of the Urban Living Area as outlined in the CTOP.

### **Is the general intent and purpose of the Zoning By-law maintained?**

The subject lands are zoned Residential Three (R3C) in the City of Thorold’s Comprehensive Zoning By-law (60) 2019. The general intent of the regulations regarding minimum lot frontage and area is to maintain the lot fabric of the neighbourhood. The proposed lots will be rectangular and of comparable size to other lots nearby. Staff notes that there are a number of lots nearby with frontage and areas that are smaller than what the applicant has proposed. In the opinion of staff, the proposed lot frontage and area variances will not disrupt the lot fabric of the neighbourhood.

The general intent of the regulations regarding parking spaces are to provide sufficient parking to service the site. Three existing parking spaces are provided from Metcalfe

Street which will continue to be provided; the owners are also proposing to widen the driveway. However, two of these existing spaces (and any proposed extension to the driveway) are not considered legal as they occupy a portion of the road allowance. Staff notes that these parking spaces do not interfere with municipal infrastructure (see Figure 4). Therefore, the variance to reduce the required parking spaces from 3 to 1 merely recognizes an existing condition and is of a technical nature.



Figure 4: Google Street View imagery of the parking scenario on Metcalfe Street. Despite encroaching on the road right-of-way, the parked cars do not interfere with municipal infrastructure such as sidewalks. This existing driveway is also proposed to be widened.

The general intent of the setback provisions is to maintain the character of the neighbourhood. The proposed relief from the minimum exterior side yard and minimum rear yard (for an accessory structure) provisions recognizes existing deficiencies on the retained lot and therefore maintain the existing character of the neighbourhood.

Lastly, the purpose of the Zoning By-law provision regarding lot coverage is to maintain a consistent density of development throughout the neighbourhood and to ensure that there is adequate room for grading and drainage. The proposal will reflect the density of development which already exists, as it allows the existence of the present triplex dwelling on the retained lot. With regard to grading and drainage, no concerns were raised by the City of Thorold's Engineering Department through circulation of this application.

As such, staff is of the opinion that the minor variance **does** maintain the general intent of the Zoning By-law.

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

The variances are required to facilitate the use of the land for an additional triplex. The variances proposed will facilitate the construction of a new two-storey residential building consistent with the surrounding neighbourhood. Nearby development includes multiple housing, townhouses, and apartments. The co-location of denser forms of residential uses with institutional uses such as the public elementary school across the street is desirable and in line with good planning practice. It also meets the goals of the NOP.

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

**Is the variance minor?**

The question of the minor nature of a variance generally regards impacts as per the CTOP. The variances will permit the construction of a two-storey triplex, a form of development which already exists on the subject lands. This existing triplex development has been present without any known impacts. As such, staff are of the opinion that the requested variances are **minor** in nature.

**COMMENTS**

The application was circulated to internal departments and external agencies for comments, which are summarized below.

**Agency & Department Comments**

The following comments were received with regard to this application:

**Niagara Region**

- The Provincial Planning Statement, 2024 (PPS) and the NOP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, PPS policy 4.6.2 and NOP policy 6.4.2.1 state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province. The subject property is mapped as an area of

archaeological potential in the NOP.

- Regional staff have reviewed the 'Stage 1 - 2 Archaeological Assessment', prepared by Detritus Consulting Ltd. (dated May 22, 2025). The areas deemed undisturbed were assessed through pit surveys at 5-metre intervals resulting in no archaeological resources identified. As such, the report concluded that no further archaeological assessments are warranted for the subject lands. Staff have not received acknowledgement from the Ministry of Citizenship and Multiculturalism ("MCM") that the report has been submitted to the Ontario Public Register of Archaeological Reports. As such, staff recommend a condition of consent as outlined in the attached appendix regarding the MCMs acknowledgement/satisfaction with the report. If the MCM recommends/requires a further reporting, the report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of the City of Thorold. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the MCM through City of Thorold confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- Recognizing that no archaeological assessment, regardless of intensity, can entirely negate the possibility of the discovery of deeply buried archaeological resources, staff recommend the inclusion of a standard archaeological warning clause in the development agreement (if applicable) between the applicant/owner and the City of Thorold. An appropriate condition has been incorporated into the attached Appendix. Alternatively, staff recommend providing the archaeological resource clause as advisory to the applicant.

#### Niagara Peninsula Conservation Authority

- Based on the current NPCA mapping, the subject property, 47 Pine Street South, does not contain NPCA regulated features. As such, the NPCA has no comments or objections for the applications D10-11-2025, D13-16-2025, and D13-17-2025.

The following Departments/Agencies indicated no issues with this application:

#### City of Thorold Heritage Committee

- No comment.

#### Mississaugas of the Credit First Nation

- No comment.

#### City of Thorold Building

- No comment.

City of Thorold Engineering

- No comment.

City of Thorold Fire Prevention Office

- No comment.

City of Thorold Public Works

- No comment.

City of Thorold Community Services

- No comment.

City of St. Catharines

- No comment.

Canada Post

- No comment.

Ministry of Transportation Ontario

- No comment.

St. Lawrence Seaway

- No comment.

Niagara Catholic District School Board

- No comment.

Alectra Utilities

- No comment.

Bell Canada

- No comment.

Cogeco

- No comment.

Enbridge

- No comment.

Hydro One

- No comment.

Ontario Power Generation

- No comment.

**Public Comments**

The application was circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands. At the time of the writing of this report, no comments/concerns were received on this application.

## **CONCLUSION**

It is the recommendation of Planning Staff that Consent application D10-11-2025 for the purpose of creation of a new lot **BE APPROVED** subject to the conditions stated above.

It is the recommendation of Planning Staff that Minor Variance Applications D13-16-2025 and D13-17-2025 for the purpose of permitting the construction of a triplex dwelling on the severed lot **BE APPROVED**.

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**Prepared by:**

Shawn Heerema  
Planning Student  
Development Services

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**Respectfully submitted by:**

Marc Davidson  
Manager of Development Planning  
Development Services



# **ALECTRA UTILITIES COMMENTS**

**From:** [Network Info](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** RE: City of Thorold Committee of Adjustments - August 21, 2025 - 47 Pine Street South  
**Date:** July 23, 2025 1:16:36 PM  
**Attachments:** [image006.jpg](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)

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Good afternoon,

Alectra Utilities does not service this address/City of Thorold.

Regards,



**Samantha Burke**  
**ICI & Layouts**  
55 John Street North, Hamilton, ON, L8R 3M8  
t 905.798.2971  
[alectrautilities.com](http://alectrautilities.com)

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**From:** City of Thorold Planning <Planning@thorold.ca>  
**Sent:** Wednesday, July 16, 2025 4:30 PM  
**To:** tlennard@npca.ca; ppearson@npca.ca; [REDACTED]; Abby.LaForme@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>; Mark Richardson <Mark.Richardson@thorold.ca>; sritchie@stcatharines.ca; andrew.carrigan@canadapost.ca; peter.deluca@ontario.ca; Usama.Ali@ontario.ca; saumya.john@ontario.ca; matthew.prestinaci@ontario.ca; katie.young@niagararegion.ca; Jessica.Fajta@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@ncdsb.com; realestate@seaway.ca; mfernandes@seaway.ca; Network Info <network.info@horizonutilities.com>; planninganddevelopment@bell.ca; rowcentre@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com  
**Subject:** City of Thorold Committee of Adjustments - August 21, 2025 - 47 Pine Street South

**NOT FROM ALECTRA!** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

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

Consent	D10-11-2025	47 Pine Street South
Minor Variance	D13-16-2025	47 Pine Street South
Minor Variance	D13-17-2025	47 Pine Street South

Thank you,

Courtney Kaupp  
Planning Clerk



## **COGECO COMMENTS**

**From:** [Jeremy Leemet](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** Re: City of Thorold Committee of Adjustments - August 21, 2025 - 47 Pine Street South  
**Date:** July 21, 2025 2:30:46 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good Afternoon  
Cogeco has no comment.  
Thanks Jeremy Leemet

On Wed, Jul 16, 2025 at 4:29 PM City of Thorold Planning <[Planning@thorold.ca](mailto:Planning@thorold.ca)> wrote:

Hello,

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

Consent	D10-11-2025	47 Pine Street South
Minor Variance	D13-16-2025	47 Pine Street South
Minor Variance	D13-17-2025	47 Pine Street South

Thank you,

Courtney Kaupp  
Planning Clerk

City of Thorold Logo



**City of Thorold Planning**

Development Services

**City of Thorold**

905-227-6613

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

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

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**JEREMY LEEMET**  
Network Delivery Coordinator  
Niagara

phone # (437)553-7079

7170 McLeod  
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Niagara Falls,  
Ontario L2G  
3H2 Canada  
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# **HERITAGE COMMITTEE COMMENTS**

**From:** [Anna O'Hare](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** Re: City of Thorold Committee of Adjustments - August 21, 2025 - 47 Pine Street South  
**Date:** July 18, 2025 8:42:53 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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

Anna  
Heritage Thorold

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**From:** City of Thorold Planning <Planning@thorold.ca>  
**Sent:** Wednesday, July 16, 2025 3:29 PM  
**To:** tlennard@npca.ca <tlennard@npca.ca>; ppearson@npca.ca <ppearson@npca.ca>; [REDACTED]; [REDACTED]; Abby.LaForme@mncfn.ca <Abby.LaForme@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>; Mark Richardson <Mark.Richardson@thorold.ca>; sritchie@stcatharines.ca <sritchie@stcatharines.ca>; andrew.carrigan@canadapost.ca <andrew.carrigan@canadapost.ca>; peter.deluca@ontario.ca <peter.deluca@ontario.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>; katie.young@niagararegion.ca <katie.young@niagararegion.ca>; Jessica.Fajta@niagararegion.ca <Jessica.Fajta@niagararegion.ca>; Lori.Karlewicz@niagararegion.ca <Lori.Karlewicz@niagararegion.ca>; Josh.Wilson@niagararegion.ca <Josh.Wilson@niagararegion.ca>; Susan.Dunsmore@niagararegion.ca <Susan.Dunsmore@niagararegion.ca>; devtplanningapplications@niagararegion.ca <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com <planning@ncdsb.com>; realestate@seaway.ca <realestate@seaway.ca>; mfernandes@seaway.ca <mfernandes@seaway.ca>; network.Info@horizonutilities.com <network.Info@horizonutilities.com>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; rowcentre@bell.ca <rowcentre@bell.ca>; jeremy.leemet@cogeco.com <jeremy.leemet@cogeco.com>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; zone2scheduling@hydroone.com <zone2scheduling@hydroone.com>; landuseplanning@hydroone.com <landuseplanning@hydroone.com>; executivevp.lawanddevelopment@opg.com <executivevp.lawanddevelopment@opg.com>; jasmine.tranter@opg.com <jasmine.tranter@opg.com>; talitha.laurenson@opg.com <talitha.laurenson@opg.com>  
**Subject:** City of Thorold Committee of Adjustments - August 21, 2025 - 47 Pine Street South

Hello,

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

Consent	D10-11-2025	47 Pine Street South
Minor Variance	D13-16-2025	47 Pine Street South
Minor Variance	D13-17-2025	47 Pine Street South

Thank you,

Courtney Kaupp  
Planning Clerk



# **NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS**

**From:** [Paige Pearson](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** RE: City of Thorold Committee of Adjustments - August 21, 2025 - 47 Pine Street South  
**Date:** July 17, 2025 12:46:19 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Good afternoon,

Based on the current NPCA mapping, the subject property, 47 Pine Street South, does not contain NPCA regulated features. As such, the NPCA has no comments or objections for the applications D10-11-2025, D13-16-2025, and D13-17-2025.

Thank you,



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

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

(O) 905.788.3135 Ext 205  
[www.npca.ca](http://www.npca.ca)  
[ppearson@npca.ca](mailto:ppearson@npca.ca)

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

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

**Sent:** July 16, 2025 4:30 PM

**To:** Taran Lennard <tlennard@npca.ca>; Paige Pearson <ppearson@npca.ca> [REDACTED]; Abby.LaForme@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>; Mark Richardson <Mark.Richardson@thorold.ca>; sritchie@stcatharines.ca; andrew.carrigan@canadapost.ca; peter.deluca@ontario.ca; Usama.Ali@ontario.ca; saumya.john@ontario.ca; matthew.prestinaci@ontario.ca; katie.young@niagararegion.ca; Jessica.Fajta@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@ncdsb.com; realestate@seaway.ca; mfernandes@seaway.ca; network.info@horizonutilities.com; planninganddevelopment@bell.ca; rowcentre@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com

**Subject:** City of Thorold Committee of Adjustments - August 21, 2025 - 47 Pine Street South

Hello,

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

Consent	D10-11-2025	47 Pine Street South
Minor Variance	D13-16-2025	47 Pine Street South
Minor Variance	D13-17-2025	47 Pine Street South

Thank you,

Courtney Kaupp  
Planning Clerk



# **NIAGARA REGION COMMENTS**

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

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free:1-800-263-7215

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**Via Email Only**

July 29, 2025

Region Files: PLCS202501560

Secretary Treasurer of the Committee of Adjustment

City of Thorold

8 Carleton Street South

Thorold, ON L2V 5C2

Dear Secretary Treasurer:

**Re: Regional and Provincial Comments  
Proposed Consent Application  
City File: D10-11-2025, D13-16-2025 and D13-17-2025  
Owners: Domenica Klim and Natale Calabrese  
Agent: Upper Canada Consultants C/O Joseph Tomaino  
47 Pine Street  
City of Thorold**

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Regional Infrastructure Planning and Development staff has reviewed the proposed consent applications for lands municipally known as 47 Pine Street in the City of Thorold. The proposal is to sever the subject lands for the creation of one new lot; Part 1 (430.34 m<sup>2</sup>) to accommodate a two-story triplex residential dwelling and Part 2 (536.49 m<sup>2</sup>) to accommodate the existing two-storey residential triplex. Staff note two minor variances are being concurrently pursued to address reduced lot area and lot frontage requirements; however, Regional comments are pertinent only to the consent application.

A pre-consultation meeting was held to discuss the proposal on September 5, 2024, with City and Regional staff in attendance. The following comments are provided to assist the City of Thorold with its review of the proposed application.

**Planning Act Changes**

Staff advise pursuant to the *Planning Act*, as of March 31, 2025, Niagara Region became an upper-tier municipality without planning responsibilities. The council of an upper-tier municipality, on conditions agreed upon with the council of a lower-tier municipality, may provide advice and assistance to the lower-tier municipality in respect of planning matters generally. As approved by City Council, the City of Thorold has

entered into a 'Planning Services Agreement' with Niagara Region to continue providing support and advice to the City of Thorold for certain planning matters, which includes archaeological assessment (discussed below).

Please be advised that through this change to the *Planning Act*, the *Niagara Official Plan, 2022* (NOP) is now an official plan of the City of Thorold, which remains in effect until the City revokes or amends it to provide otherwise. As such, City staff should be satisfied that the application conforms to NOP policies.

On this basis, the following comments pertaining to archaeology are provided as advice to assist the City in their review of the application.

## **Archaeological Potential**

The *Provincial Planning Statement, 2024* (PPS) and the NOP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, PPS policy 4.6.2 and NOP policy 6.4.2.1 state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province. The subject property is mapped as an area of archaeological potential in the NOP.

Regional staff have reviewed the 'Stage 1 - 2 Archaeological Assessment', prepared by Detritus Consulting Ltd. (dated May 22, 2025). The areas deemed undisturbed were assessed through pit surveys at 5-metre intervals resulting in no archaeological resources identified. As such, the report concluded that no further archaeological assessments are warranted for the subject lands. Staff have not received acknowledgement from the Ministry of Citizenship and Multiculturalism ("MCM") that the report has been submitted to the Ontario Public Register of Archaeological Reports. As such, staff recommend a condition of consent as outlined in the attached appendix regarding the MCMs acknowledgement/satisfaction with the report. If the MCM recommends/requires a further reporting, the report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of the City of Thorold. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the MCM through City of Thorold confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

Recognizing that no archaeological assessment, regardless of intensity, can entirely negate the possibility of the discovery of deeply buried archaeological resources, staff recommend the inclusion of a standard archaeological warning clause in the development agreement (if applicable) between the applicant/owner and the City of Thorold. An appropriate condition has been incorporated into the attached Appendix. Alternatively, staff recommend providing the archaeological resource clause as advisory to the applicant.

## Conclusion

Regional Infrastructure Planning and Development staff offer no objections to the proposed consent application, subject to meeting the conditions detailed in the attached Appendix at the City's satisfaction.

Please be advised that through changes to the *Planning Act* as noted above, the NOP is effectively an official plan of the City of Thorold, which remains in effect until the City revokes or amends it to provide otherwise. As such, City staff should be satisfied that the application conforms to NOP policies.

Should you have any questions, please contact the undersigned at [Valentina.Escobar@niagararegion.ca](mailto:Valentina.Escobar@niagararegion.ca), or Katie Young, Senior Development Planner at [Katie.Young@niagararegion.ca](mailto:Katie.Young@niagararegion.ca).

Please send notice of the Committee's decision on this application.

Kind regards,



Valentina Escobar

Development Planner

cc: Katie Young, MCIP, RPP, Senior Development Planner, Niagara Region.

**Appendix**  
**Conditions of Consent**  
**47 Pine Street South, Thorold**

**Archaeology**

1. That the applicant/owner receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the 'Stage 1 - 2 Archaeological Assessment', prepared by Detritus Consulting Ltd (dated May 22, 2025). If the Ministry requires further archaeological work to be completed prior to acknowledging this report, the report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of the City of Thorold, prior to clearance of this condition. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through the City of Thorold, confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
2. That the development agreement, if applicable, between the applicant/owner at the City of Thorold include the following standard archaeological warning clause:

*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. <https://pre.niagararegion.ca/culture-and-environment/pdf/archaeological-management-plan.pdf>*



# **ST. LAWRENCE SEAWAY COMMENTS**

**From:** [ALo@seaway.ca](mailto:ALo@seaway.ca) on behalf of [realestate@seaway.ca](mailto:realestate@seaway.ca)  
**To:** [City of Thorold Planning](mailto:City of Thorold Planning)  
**Cc:** [SSirianni@seaway.ca](mailto:SSirianni@seaway.ca); [MFernandes@seaway.ca](mailto:MFernandes@seaway.ca); [realestate@seaway.ca](mailto:realestate@seaway.ca)  
**Subject:** RE: City of Thorold Committee of Adjustments - August 21, 2025 - 47 Pine Street South  
**Date:** July 17, 2025 11:13:57 AM  
**Attachments:** [graycol.gif](#)  
[14793862.png](#)  
[14542500.png](#)  
[14559505.png](#)  
[14319628.png](#)  
[14492298.png](#)

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Good morning,

This is in regards of the below request for agency comments received by email.

We do not have any comments.

Thank you and Best Regards,

Anna Lo

 "City of Thorold Planning" ---2025-07-16 16:32:58---Hello, Please find attached copies of the Notices of Hearing for the Consent and Minor Variance appl

De : "City of Thorold Planning" <Planning@thorold.ca>  
A : "tlenard@npca.ca" <tlenard@npca.ca>, "ppearson@npca.ca" <ppearson@npca.ca>, [REDACTED], "Abby.LaForme@mncfn.ca" <Abby.LaForme@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>, "Mark Richardson" <Mark.Richardson@thorold.ca>, "sritchie@stcatharines.ca" <sritchie@stcatharines.ca>, "andrew.carrigan@canadapost.ca" <andrew.carrigan@canadapost.ca>, "peter.deluca@ontario.ca" <peter.deluca@ontario.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>, "katie.young@niagararegion.ca" <katie.young@niagararegion.ca>, "Jessica.Fajta@niagararegion.ca" <Jessica.Fajta@niagararegion.ca>, "Lori.Karlewicz@niagararegion.ca" <Lori.Karlewicz@niagararegion.ca>, "Josh.Wilson@niagararegion.ca" <Josh.Wilson@niagararegion.ca>, "Susan.Dunsmore@niagararegion.ca" <Susan.Dunsmore@niagararegion.ca>, "devtplanningapplications@niagararegion.ca" <devtplanningapplications@niagararegion.ca>, "planning@ncdsb.com" <planning@ncdsb.com>, "realestate@seaway.ca" <realestate@seaway.ca>, "mfernandes@seaway.ca" <mfernandes@seaway.ca>, "network.info@horizonutilities.com" <network.info@horizonutilities.com>, "planninganddevelopment@bell.ca" <planninganddevelopment@bell.ca>, "rowcentre@bell.ca" <rowcentre@bell.ca>, "jeremy.leemet@cogeco.com" <jeremy.leemet@cogeco.com>, "municipalplanning@enbridge.com" <municipalplanning@enbridge.com>, "zone2scheduling@hydroone.com" <zone2scheduling@hydroone.com>, "landuseplanning@hydroone.com" <landuseplanning@hydroone.com>, "executivevp.lawanddevelopment@opg.com" <executivevp.lawanddevelopment@opg.com>, "jasmine.tranter@opg.com" <jasmine.tranter@opg.com>, "talitha.laurenson@opg.com" <talitha.laurenson@opg.com>  
Date : 2025-07-16 16:32  
Objet : City of Thorold Committee of Adjustments - August 21, 2025 - 47 Pine Street South

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Hello,

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

Consent                      D10-11-2025                      47 Pine Street South



# **HYDRO ONE COMMENTS**

**From:** [LANDUSEPLANNING](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** Thorold - 47 Pine Street South - D10-11-2025  
**Date:** August 13, 2025 1:01:45 PM

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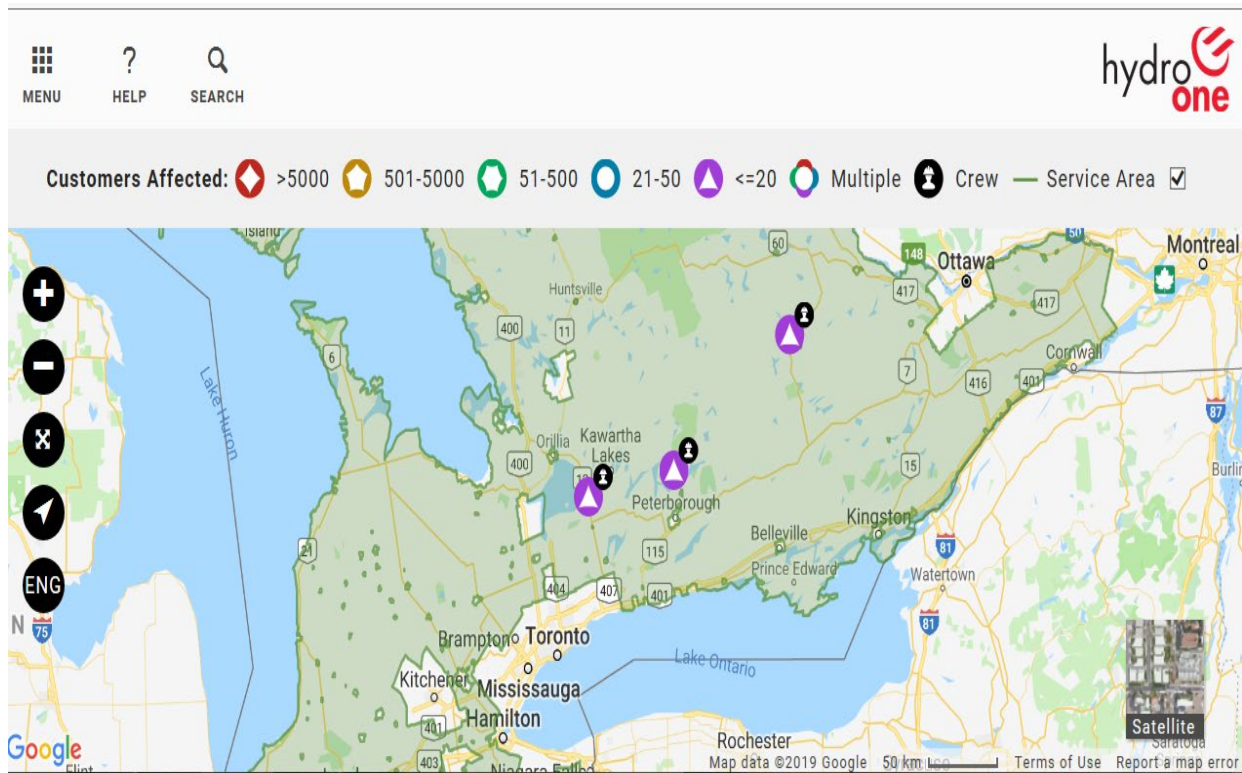
Hello,

We are in receipt of your Application for Consent, D10-11-2025 dated 2025-07-16. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@Hydroone.com](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department  
Hydro One Networks Inc.  
Email: [LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)