

## COMMITTEE OF ADJUSTMENT

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

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September 18, 2025

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

**SUBJECT:** Application for Minor Variance D13-20-2025  
1355 Upper's Lane, Thorold, Ontario  
THOROLD PT TOWNSHIP LOT 93  
**Roll Number: 273100002603300**

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### KEY FACTS

- This application proposes to facilitate the construction of approximately 2451 m<sup>2</sup> (the notice circulated stated 2300 m<sup>2</sup> - all calculations in this report are based on this revised number) on the Niagara Detention Centre.
- A Minor variance application is proposed to grant relief from various parking and loading space requirements at the Niagara Detention Centre within the Major Institutional (I1) zone.
- Planning staff recommend approval of the requested variances, subject to the condition listed within.

### RECOMMENDATIONS

That the City of Thorold Committee of Adjustment **approve** application D13-20-2025, submitted by NORR Architects & Engineers Limited on behalf of Infrastructure Ontario (IO), for lands known municipally as 1355 Upper's Lane, as it relates to:

1. Relief from Part 4.1 - Table 4.1 (Parking Space Requirements) to reduce the required parking spaces from 82 to 24.
2. Relief from Part 4.3 – Table 4.3.1 (Minimum Number of Barrier-free Parking Spaces) to reduce the required barrier-free parking spaces from 4 to 2.
3. Relief from Part 4.5 – Table 4.5.1 (Minimum Loading Space Requirements) to reduce the required loading space from 2 to 0.

4. Relief from Part 4.6 – Table 4.6.1 (Minimum Bicycle Parking Space Requirements) to reduce the required bicycle parking spaces from 3 to 0.

*Subject to the following condition:*

1. That the requested relief for a reduction in the required parking and loading spaces shall only apply to permit the construction of a building extension of a general size and configuration as shown on Figure 2 of this report.

## **PROPOSAL**

The applicant is seeking relief from the provisions of Tables 4.1, 4.3.1, 4.5.1 and 4.6.1 (Parking Space Requirements, Minimum Number of Barrier-free Parking Spaces, Minimum Loading Space Requirements and Minimum Bicycle Parking Requirements, respectively) to facilitate the construction of a proposed extension of approximately 2451 m<sup>2</sup> on the existing Niagara Detention Centre.

The subject lands are known municipally as 1355 Upper's Lane, and the lands are presently zoned Major Institutional (I1) according to the City of Thorold Comprehensive Zoning By-law 60(2019). Under the City of Thorold Official Plan Neighbourhood of Rolling Meadows Secondary Plan (2016) and the Region of Niagara Official Plan (2022) the lands are designated as part of the Institutional and the Delineated Built-Up Areas, respectively.

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

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

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

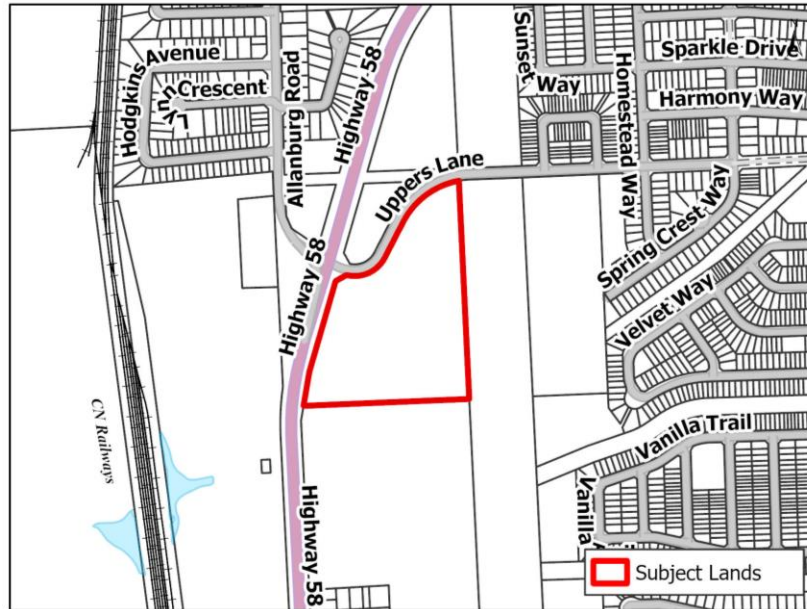


Figure 1: Location Map

### **Site Description**

The subject lands are zoned Major Institutional (I1) within the Comprehensive Zoning By-law 60(2019), are located on the east side of Upper's Lane in a suburban residential area bounded by Highway 58 to the west and a hydro-corridor to the east. The lands comprise approximately 7.2 ha within the Rolling Meadows Secondary Plan Area of the City of Thorold Official Plan. Currently the site is the location of the Niagara Detention Centre, which houses those awaiting trial, with short sentences or awaiting transfer. The proposed variances are intended to facilitate the development of a 50-bed extension to the Detention Centre, as part of a project initiated by Infrastructure Ontario.

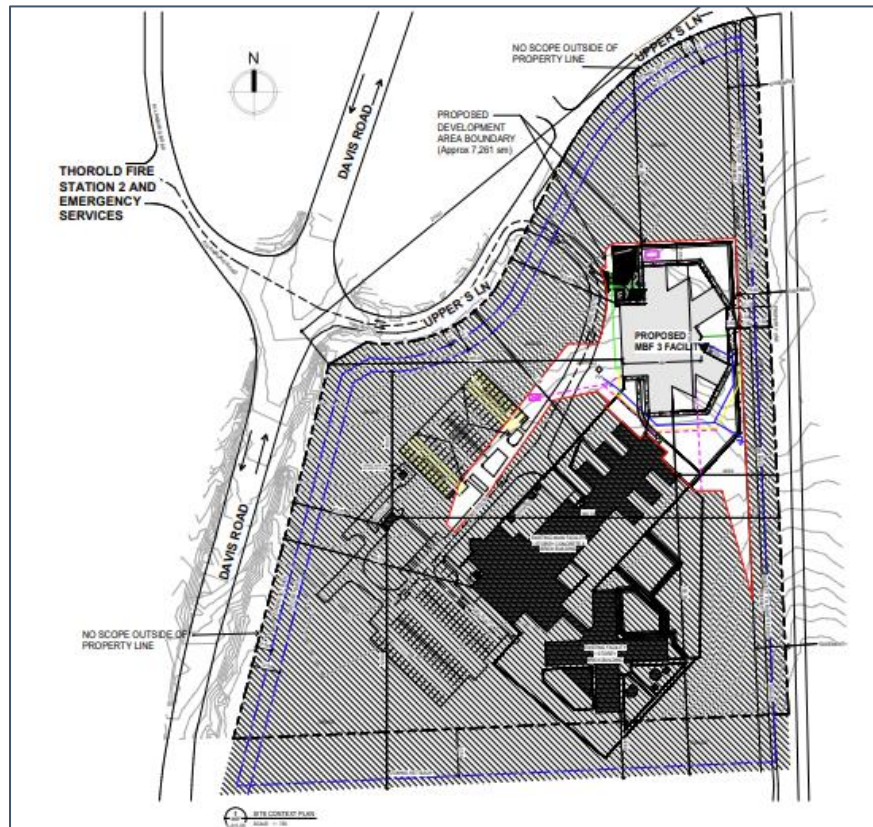


Figure 2: Proposed Plan

## **Background Review**

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

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

The PPS contains the following policies which relate to the submitted application:

**3.1.1** - Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service

facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;*
- b) leverage the capacity of development proponents, where appropriate; and*
- c) are available to meet current and projected needs.*

**3.1.2** – Before consideration is given to developing new infrastructure and public service facilities:

- a) the use of existing infrastructure and public service facilities should be optimized; and*
- b) opportunities for adaptive re-use should be considered, wherever feasible.*

**3.1.3** - Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety.

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

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

The subject lands are designated as part of the Delineated Built-Up Areas within the NOP. The following policies of the NOP relate to the submitted application:

**2.2.2.1** - Within urban areas, forecasted population growth will be accommodated primarily through intensification in built-up areas.

**2.2.4.4** - The Region will work with the applicable governments on locating new Provincial or Federal institutional uses or facilities.

**6.2.1.8.c** – The Region shall promote a context-specific design approach for areas surrounding strategic institutions, such as post-secondary institutions and hospitals, as well as public service facilities to ensure compatibility and connection.

**6.3.1.3** – The Region will work with the Local Area Municipalities to assess the health and well-being of built-up areas to inform development, policies, strategies and/ or studies.

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

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

The subject lands are designated as part of the Institutional area within the CTOP and the Rolling Meadows Secondary Plan (2016). The following policies of the CTOP relate to the submitted application:

**B1.7.1** - The purpose of the Institutional designation is to permit institutional uses which serve the needs of the community and recognize the cultural and social importance of major institutional land and buildings.

**B1.7.4.1** - Expansions to existing uses on lands that are already within the Institutional designation may require an amendment to the implementing zoning by-law and shall be subject to Site Plan Control and also shall proceed in accordance with the development policies set out in Section B1.1.8.2.

**B1.1.8.2** - The development of any new institutional use shall require an Amendment to the Zoning By-law and shall be subject to Site Plan Control. In conjunction with an Amendment to the Zoning By-law, the applicant shall submit the following:

- a) A Site Plan illustrating the massing, location and, if applicable, phasing of proposed land uses;*
- b) A Functional Servicing and Stormwater Management report; and,*
- c) Any other study or technical report required by staff or Council.*

Prior to the approval of a Zoning Amendment, Council shall be satisfied that:

- a) The proposed use or expansion is compatible with the character of the area in which it is proposed;*
- b) The proposed use is compatible with and can be appropriately buffered from adjacent uses, if necessary;*
- c) The proposed use can accommodate the increased traffic generated by the proposed use; and,*
- d) The proposed use can adequately accommodate parking requirements*

**B1.8.1** - The intent of this Secondary Plan is to provide a long-term planning program which recognizes the strategic position of the Neighbourhoods of Rolling Meadows Secondary Plan area as a new community providing the integration of diverse land uses including various housing types, community facilities such as schools and recreational areas, a range of commercial uses, compatible employment lands and open space/natural heritage areas.

**B1.8.10.3** - The Neighbourhoods of Rolling Meadows Secondary Plan has designated, as identified on Schedule A-3 Land Use Plan, the existing Niagara Regional Detention Centre as Institutional and the only permitted land use on these lands shall be a Regional Detention Centre.

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

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

The subject lands are zoned Major Institutional (I1) under the CZBL. The following provisions of the CZBL relate to the submitted application:

**4.1 – Table 4.1** – Institutional Uses not identified in Table 4.1 shall provide 1.0 space per 30.0 m<sup>2</sup> of gross floor area.

**4.3.1 – Table 4.3.1** – 4% of the total number of parking spaces in a parking area of between 13 to 100 lots shall be barrier-free parking spaces.

**4.5.1 – Table 4.5.1** – Institutional Uses more than 2000 m<sup>2</sup> of gross floor area shall provide 2 loading spaces.

**4.6.1 – Table 4.6.1** – All other uses shall provide short-term bicycle parking of 1.0 space per 1000 m<sup>2</sup> of gross floor area.

**10.2** - *Correctional facility* is a permitted use of the Major Institutional – I1 zone.

**10.3 – Table 10.3** – Lot, Building and Structure Requirements for Community Zones.

## **MINOR VARIANCE PLANNING ANALYSIS**

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

- The variance maintains the general intent and purpose of the 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.

**Do the Variances maintain the general intent and purpose of the Official Plan?**

The NOP directs development to the established built-up areas identified by the plan, while encouraging existing institutional uses to improve their integration into their established communities. The NOP encourages dialogue between municipalities and government agencies and partners to ensure that “a context-specific design approach” is undertaken to establish “complete communities”.

Similarly, the CTOP seeks to incorporate existing institutional uses into neighbourhoods through conscious design which “serve the needs of the community and recognize the cultural and social importance of major institutional land and buildings”. The Niagara Detention Centre is identified within the CTOP and Rolling Meadows Secondary plan as an institutional use on the property and designates the correctional facility as the only permitted use on the subject lands.

As described within both the official plans, municipalities are directed to ensure that institutional uses are compatible with the surrounding land uses through detailed design work to ensure development works towards creating a complete community. As it relates to the requested reliefs, each relief is intended to achieve the requirements identified by staff of the facilities. Parking is not anticipated to be a significant requirement of the site, given the short-term nature of the facility.

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

**Do the Variances maintain the general intent and purpose of the Zoning By-law?**

Parking requirements for Correctional Facilities are not provided within the CZBL, instead parking provisions for land uses of this type are provided generally under “Institutional” uses. As such the required parking and loading provisions under the Comprehensive Zoning Law are not indicative of what is required by the Niagara Detention Centre.

The proposal provides an additional 24 parking spaces, including 2 barrier-free parking spaces and does not include any additional loading spaces or bicycle parking. In design

meetings, it was determined that the operational requirements of the detention centre are fulfilled with a reduced level of parking. A Letter of Support by Stantec Consulting Ltd. was submitted as part of the application with regards to parking provisions. On inspection Planning staff identified that the existing parking lot is currently not at capacity, and the proposal does address the additional parking considerations of the expansion.

As such, planning staff are of the opinion that the requested variances **meet** the general intent of the CZBL.

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

As identified within the NOP, institutional uses are to be designed through a “context-specific design approach” to determine how best to incorporate these uses as part of a “complete community”.

Design staff for the applicants have provided the recommended parking requirements for the Correction Facility. Given the facility’s use as a Detention Centre, defined as “the point of entry into the institutional system”, the Niagara Detention Centre is intended to house persons on remand, awaiting trial, those sentenced to terms 60 days or less, or offenders awaiting transfers to federal or provincial correctional facilities. Given the nature of this type of use, daily visitors which would more parking spaces are not anticipated. Parking is anticipated to be used almost exclusively by staff.

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

### **Is the Variance minor in nature?**

*The Planning Act (R.S.O. 1990)* does not define what constitutes “minor”. It is the responsibility of the Committee to make a determination, based on the facts, context and circumstances of a particular application, as to whether the variance is “minor”. In determining whether a requested variance is “minor” the Committee should have consideration for the overall impact of the development, not simply a numerical assessment based on provisions in the Comprehensive Zoning By-law.

The proposal seeks to expand an important institutional use within the municipality and region. As previously detailed in this report, parking is not a major consideration in the development of Correctional Facilities. Government partners have worked together to establish a context-specific design which captures all the elements required.

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

## COMMENTS

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

### Niagara Region

- A pre-consultation meeting was held to discuss the site plan application requirements on February 21, 2024. The proposed Minor Variances are requested to decrease the requirements for parking spaces, loading spaces, and bicycle parking.
- Given the nature of the variances requested, staff will provide further comment at the time of future site plan, as detailed in the pre-consultation notes regarding the Natural Environment System, Land Use Compatibility, and Archaeology.

### Niagara Peninsula Conservation Authority

- Due to the nature of the identified request for relief, the NPCA have no comments to provide at this time.

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

Indicated no objections	Did not provide comment
Cogeco	City of Thorold Building City of Thorold Engineering City of Thorold Fire City of Thorold Community Services

	Mississaugas of the Credit First Nation Canada Post Ministry of Transportation CN Rail Gio Rail Niagara Catholic District School Board Bell Canada Enbridge Hydro One Ontario Power Generation TransCanada Pipeline Infrastructure Ontario
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Any comments received after the generation of this report shall be attached to an addendum provided to the Committee.

**Public Comments**

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

**CONCLUSION**

It is the recommendation of Planning staff that Minor Variance Application D13-20-2025 **BE APPROVED**, subject to the condition listed within, for relief from parking, accessible parking, loading space and bicycle parking provisions.

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**Prepared by:**  
J. Greyvenstein  
Development Planner  
City of Thorold Planning

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**Submitted by:**  
Marc Davidson  
Manager of Development Planning  
Development Services



# **COGECO COMMENTS**

**From:** [Jeremy Leemet](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** Re: City of Thorold September Committee of Adjustment - D13-20-2025 - 1355 Upper's Lane  
**Date:** August 13, 2025 3:37:13 PM  
**Attachments:** [Picture \(Device Independent Bitmap\) 1.jpg](#)  
[Picture \(Device Independent Bitmap\) 2.jpg](#)  
[Picture \(Device Independent Bitmap\) 3.jpg](#)  
[Picture \(Device Independent Bitmap\) 4.jpg](#)  
[Picture \(Device Independent Bitmap\) 5.jpg](#)

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Good Afternoon  
Cogeco has no comment.  
Thanks Jeremy Leemet

On Wed, Aug 13, 2025 at 2:46 PM City of Thorold Planning <[Planning@thorold.ca](mailto:Planning@thorold.ca)> wrote:  
Hello,

Please find attached they copy of the Notice of Hearing for Minor Variance application D13-20-2025 – 1355 Upper's Lane to be heard at the City of Thorold September Committee of Adjustment meeting.

Please review and provide comments to the [Planning@Thorold.ca](mailto:Planning@Thorold.ca) on or before **4:00 pm., August 22, 2025**. If no comment or intention to provide response is received, we will consider this to mean there is no comment on the application.

Thank you,  
Courtney Kaupp  
Planning Clerk



**City of Thorold Planning**

Development Services

**City of Thorold**

905-227-6613

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

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# **NIAGARA REGION COMMENTS**

**From:** [Young, Katie](#)  
**To:** [City of Thorold Planning](#)  
**Cc:** [devtplanningapplications](#)  
**Subject:** RE: City of Thorold September Committee of Adjustment - D13-20-2025 - 1355 Upper's Lane  
**Date:** August 19, 2025 11:22:33 AM  
**Attachments:** [image001.jpg](#)  
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[image011.png](#)  
[Regional Pre-con Notes - 1355 Uppers Lane - 2024-02-21 \(2\).pdf](#)

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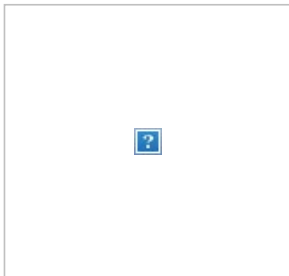
Good morning,

A pre-consultation meeting was held to discuss the site plan application requirements on February 21, 2024. The proposed Minor Variances are requested to decrease the requirements for parking spaces, loading spaces, and bicycle parking.

Given the nature of the variances requested, staff will provide further comment at the time of future site plan, as detailed in the pre-consultation notes regarding the Natural Environment System, Land Use Compatibility, and Archaeology. I've attached the notes for reference.

Should you have any questions, please let me know.

Kind regards,  
Katie



**Katie Young, MsC (PI), MCIP, RPP**  
Senior Development Planner

Niagara Region, 1815 Sir Isaac Brock Way,  
Thorold, ON, L2V 4T7, PO Box 1042

**P:** (905) 980-6000 ext. 3727

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**E:** [katie.young@niagararegion.ca](mailto:katie.young@niagararegion.ca)



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

**Sent:** Wednesday, August 13, 2025 2:46 PM

**To:** tlennard@npca.ca; ppearson@npca.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>; andrew.carrigan@canadapost.ca; saumya.john@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; Young, Katie <Katie.Young@niagararegion.ca>; Fajta, Jessica <Jessica.Fajta@niagararegion.ca>; Karlewicz, Lori <Lori.Karlewicz@niagararegion.ca>; Wilson, Josh <Josh.Wilson@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; planninganddevelopment@bell.ca; moc.bell@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; TCEnergy@mhbcplan.com; kwebber@mhbcplan.com; NoticeReview@infrastructureontario.ca; rahim.baird@infrastructureontario.ca

**Subject:** City of Thorold September Committee of Adjustment - D13-20-2025 - 1355 Upper's Lane

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**From:** [Young, Katie](#)  
**To:** [City of Thorold Planning](#)  
**Cc:** [devtplanningapplications](#)  
**Subject:** RE: Revised - Notice of Hearing - D13-20-2025 - 1355 Upper's Lane  
**Date:** September 22, 2025 4:05:34 PM  
**Attachments:** [image001.png](#)  
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[image010.png](#)  
[image011.png](#)  
[RE City of Thorold September Committee of Adjustment - D13-20-2025 - 1355 Upper's Lane.msg](#)

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Hi Courtney,

Previous comments provided for this file continue to apply despite the changes. I've attached those for reference.

Thank you,  
Katie



**Katie Young, MsC (PI), MCIP, RPP**  
Senior Planner

Niagara Region, 1815 Sir Isaac Brock Way,  
Thorold, ON, L2V 4T7, PO Box 1042

**P:** (905) 980-6000 ext. 3727

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**E:** [katie.young@niagararegion.ca](mailto:katie.young@niagararegion.ca)



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

**Sent:** Monday, September 22, 2025 1:19 PM

**To:** tlennard@npca.ca; ppearson@npca.ca; Abby.LaForme@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; jenny.rodriquez <jenny.rodriquez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Paula Wake <Paula.Wake@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Mark Richardson <Mark.Richardson@thorold.ca>; andrew.carrigan@canadapost.ca; matthew.prestinaci@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; Young, Katie <Katie.Young@niagararegion.ca>; Fajta, Jessica <Jessica.Fajta@niagararegion.ca>; Karlewicz, Lori <Lori.Karlewicz@niagararegion.ca>; Wilson, Josh <Josh.Wilson@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; planninganddevelopment@bell.ca; moc.bell@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurensen@opg.com; TCEnergy@mhbcplan.com; kwebber@mhbcplan.com; NoticeReview@infrastructureontario.ca; rahim.baird@infrastructureontario.ca

**Subject:** Revised - Notice of Hearing - D13-20-2025 - 1355 Upper's Lane

**Niagara Region Security  
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or clicking links

Hello,



# **NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS**

**From:** [Paige Pearson](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** RE: City of Thorold September Committee of Adjustment - D13-20-2025 - 1355 Upper's Lane  
**Date:** August 13, 2025 3:51:27 PM  
**Attachments:** [image001.png](#)  
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Good afternoon,

As outlined within the Minor Variance, D13-20-2025, for the subject property, 1355 Upper's Lane, the following variance is to obtain relief for the following Zoning requirements:

- *Decrease in the minimum number of parking spaces from 73 to 20 (Section 4.1 - Table 4.1 (Parking Space Requirements) of Comprehensive Zoning Bylaw (60) 2019);*
- *Decrease in the minimum number of barrier-free parking spaces from 4 to 2 (Section 4.3.-Table 4.3.1 (Minimum Number of Barrier-free Parking Spaces) of Comprehensive Zoning Bylaw (60) 2019);*
- *Decrease in the minimum number of loading spaces from 2 to 0 (Section 4.5 - Table 4.5.1 (Minimum Loading Space Requirements) of Comprehensive Zoning Bylaw (60) 2019); and*
- *Decrease in the minimum number of bicycle parking spaces from 3 to 0 (Section 4.6 - Table 4.6.1 (Minimum Bicycle Parking Space Requirements) of Comprehensive Zoning Bylaw (60) 2019).*

Due to the nature of the identified request for relief, the NPCA have no comments to provide at this time.

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:** August 13, 2025 2:46 PM

**To:** Taran Lennard <tlennard@npca.ca>; Paige Pearson <ppearson@npca.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>; andrew.carrigan@canadapost.ca; saumya.john@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; katie.young@niagararegion.ca; Jessica.Fajta@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; planninganddevelopment@bell.ca; moc.bell@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; TCEnergy@mhbcplan.com; kwebber@mhbcplan.com; NoticeReview@infrastructureontario.ca; rahim.baird@infrastructureontario.ca

**Subject:** City of Thorold September Committee of Adjustment - D13-20-2025 - 1355 Upper's Lane

**From:** [Paige Pearson](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** RE: Revised - Notice of Hearing - D13-20-2025 - 1355 Upper's Lane  
**Date:** September 22, 2025 2:31:34 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[1355 Uppers Lane, Thorold - NPCA Map.pdf](#)  
[Revised Notice of Hearing - D13-20-2025 - 1355 Uppers Lane.pdf](#)

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Hi Courtney,

As outlined within the revised Minor Variance, D13-20-2025, for the subject property, 1355 Upper's Lane, the following variance is to obtain relief for the following Zoning requirements:

- *Decrease in the minimum number of parking spaces from 78 to 22 (Section 4.1 - Table 4.1 (Parking Space Requirements) of Comprehensive Zoning Bylaw (60) 2019);*
- *Decrease in the minimum number of barrier-free parking spaces from 4 to 2 (Section 4.3.-Table 4.3.1 (Minimum Number of Barrier-free Parking Spaces) of Comprehensive Zoning Bylaw (60) 2019);*
- *Decrease in the minimum number of loading spaces from 2 to 0 (Section 4.5 - Table 4.5.1 (Minimum Loading Space Requirements) of Comprehensive Zoning Bylaw (60) 2019); and*
- *Decrease in the minimum number of bicycle parking spaces from 3 to 0 (Section 4.6 - Table 4.6.1 (Minimum Bicycle Parking Space Requirements) of Comprehensive Zoning Bylaw (60) 2019).*

Due to the nature of the identified request for relief, the NPCA have no comments to provide at this time.

Please note, the subject property, 1355 Uppers Lane (ARN 273100002603300) does contain NPCA Regulated features. All future proposed works will require NPCA prior review, approval, with the possibility of NPCA Permits to be issued prior to the start of development.

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:** September 22, 2025 1:19 PM

**To:** Taran Lennard <tlennard@npca.ca>; Paige Pearson <ppearson@npca.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>; andrew.carrigan@canadapost.ca; matthew.prestinaci@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; katie.young@niagararegion.ca; Jessica.Fajta@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; planninganddevelopment@bell.ca; moc.bell@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com;