

## 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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November 20, 2025

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

**SUBJECT:** Application for Consent  
D10-15-2025 – Rolling Meadows Land Development Corporation  
Rolling Meadows Phase 11, Thorold, Ontario  
THOROLD PT TWP LOT 92 RP 59R1935 PT PARTS 1 AND 2  
Roll Number: 2731 000 026 00815

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### KEY FACTS

- Consent to sever Parts 1 and 2, including an easement in favour of the City and Region, from Part 3 of the attached severance sketch.
- The severance and partial discharge of mortgage will facilitate the development of the subject lands for a vacant plan of condominium application.
- Staff have reviewed the application in accordance with Section 50(1) of the *Planning Act* and recommend approval.

### RECOMMENDATIONS

That the City of Thorold Committee of Adjustment **APPROVE** application D10-15-2025, submitted by Eric Beauregard of Upper Canada Consultants on behalf of Rolling Meadows Land Development Corporation, for a severance and partial discharge of a mortgage, for a portion of the lands known municipally as Rolling Meadows Phase 11 (THOROLD PT TWP LOT 92 RP 59R1935 PT PARTS 1 AND 2), subject to the following conditions:

1. That the applicant provides 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 a final certification fee, payable to the City of Thorold, be submitted to the Secretary-Treasurer and that all conditions of consent be fulfilled.
4. That all outstanding property taxes be paid prior issuance of the Certificate of Consent.
5. 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.

## **PROPOSAL**

The applicant is seeking to sever approximately 0.72 hectares from the existing land holding on a portion of the lands known as Phase 11 of the Rolling Meadows Subdivision. The severance proposes to facilitate the sale of the lands proposed to be severed for a vacant plan of condominium application.

The subject lands are presently zoned Site Specific Residential Third Density (R3D-92) and Future Development (FD) according to the City of Thorold Comprehensive Zoning By-law 60(2019). Under the City of Thorold Official Plan (2016) and the Region of Niagara Official Plan (2022) the lands are designated as part of the Neighborhood Rolling Meadows Secondary Plan and Residential and Greenfield overlay, and Designated Greenfield Area, respectively.

In order to facilitate this proposal on the subject lands, Section 53(1) of The Planning Act applies:

*An owner, chargee or purchaser of land, or such owner's, chargee's or purchaser's agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.*

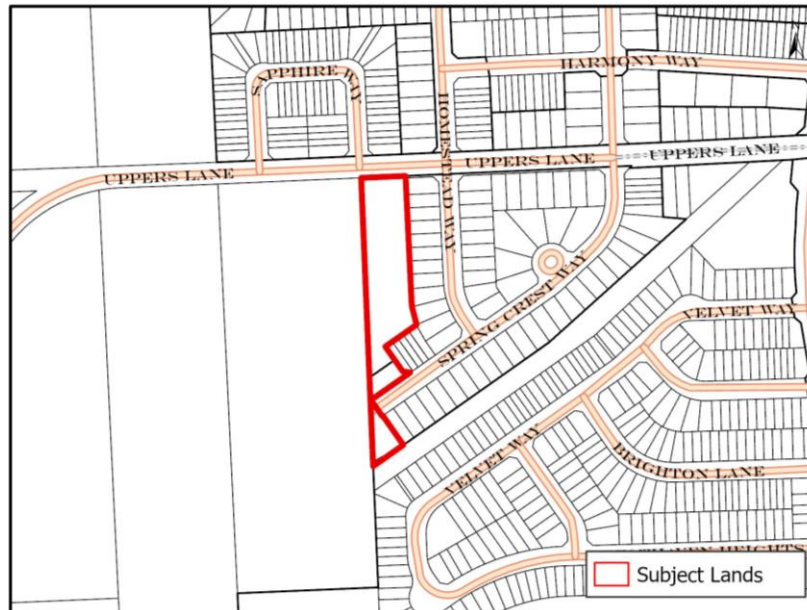


Figure 1: Location Map

### **Site Description**

The subject lands are zoned Site Specific Residential Third Density (R3D-92) and Future Development (FD) within the Comprehensive Zoning By-law 60(2019), are bounded by Uppers Lane to the north, existing residential uses to the east, a Hydro One corridor to the south and a vacant parcel of land zoned Future Development (FD) to the west. The lands comprise approximately 0.72 hectares within the Neighborhood Rolling Meadows Secondary Plan and Residential and Greenfield overlay of the City of Thorold Official Plan. Currently the site is a vacant parcel of land. Part 2 of the subject lands is an easement in the favour of the City of Thorold in order to facilitate a turning circle on Spring Crest Way.

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 Consent File D10-15-2025 – Rolling Meadows Phase 11  
 City of Thorold  
 Page 4

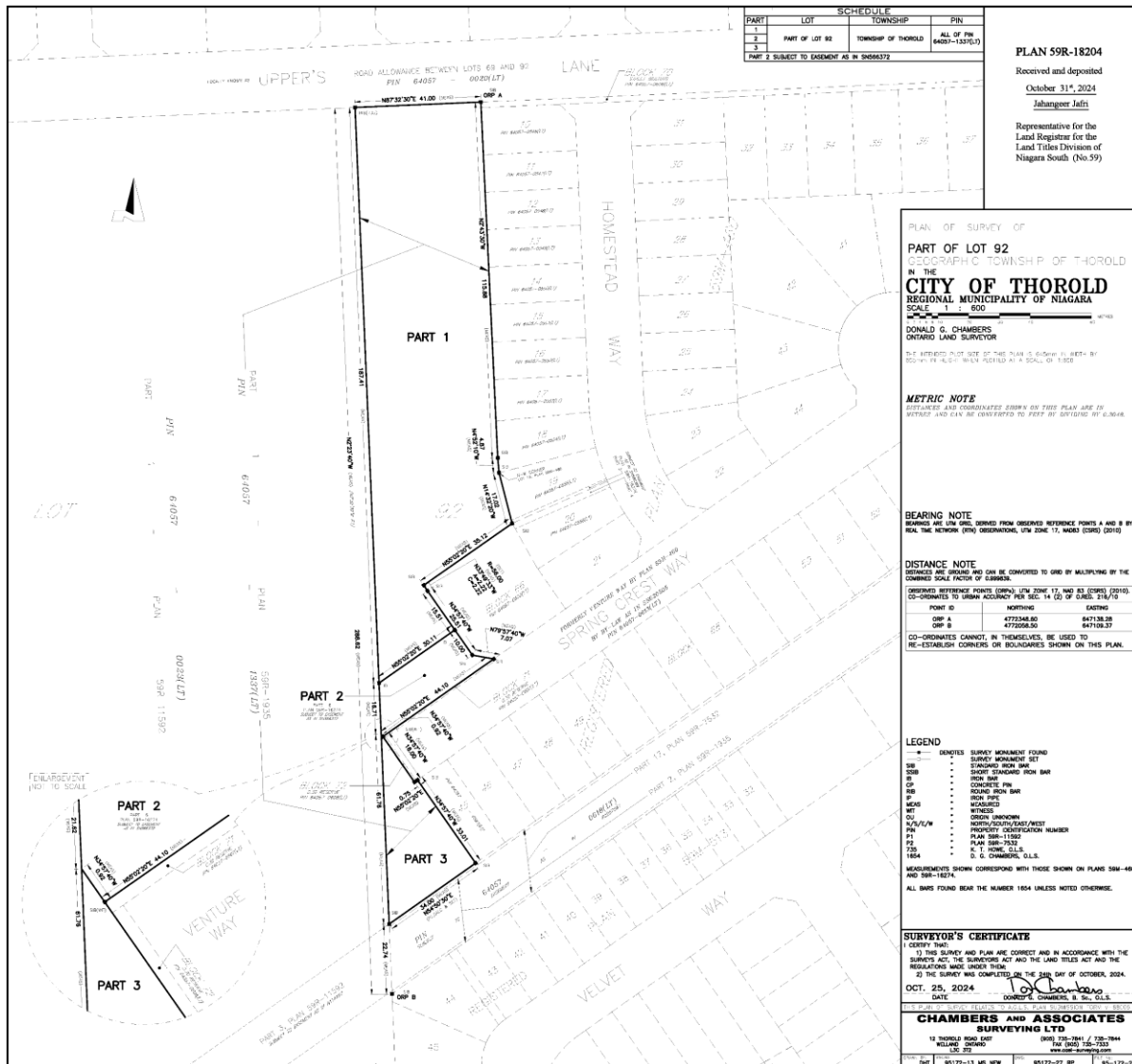


Figure 2: Proposed Plan

**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 (2024) contains the following policies which relate to the submitted application:

**2.2.1** - Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents of the *regional market area* by:

a) establishing and implementing minimum targets for the provision of housing that is *affordable to low and moderate income households*, and coordinating land use planning and planning for housing with Service Managers to address the full range of *housing options* including *affordable* housing needs;

b) permitting and facilitating:

1. all *housing options* required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and

2. all types of residential *intensification*, including the *development and redevelopment* of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new *housing options* within previously developed areas, and *redevelopment*, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation*; and

d) requiring *transit-supportive* development and prioritizing *intensification*, including potential air rights development, in proximity to transit, including corridors and stations.

**2.3.1.2** - Land use patterns within *settlement areas* should be based on densities and a mix of land uses which:

a) efficiently use land and resources;

- b) optimize existing and planned *infrastructure* and *public service facilities*;
- c) support *active transportation*;
- d) are *transit-supportive*, as appropriate; and
- e) are *freight-supportive*.

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 Designated Greenfield Area within the NOP (2022). The following policies of the NOP relate to the submitted application:

**2.2.2.23** - *Designated greenfield areas* shall achieve a minimum density of 50 residents and jobs combined per hectare as measured across the entire region.

**2.2.2.25** *Designated greenfield areas* will be planned as *complete communities* by:

- a. ensuring that *development* is sequential, orderly and contiguous with existing *built-up areas*;
- b. utilizing proactive planning tools in Section 6.1 and Section 6.2, as appropriate;
- c. ensuring *infrastructure* capacity is available; and
- d. supporting *active transportation* and encouraging the integration and sustained viability of public transit service.

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

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 Neighborhood Rolling Meadows Secondary Plan and Residential and Greenfield overlay within the CTOP (2016). The following policies of the CTOP relate to the submitted application:

**A4.1.9** - Lands designated *Greenfield Overlay* are lands within urban areas that are located outside of the built boundary. In accordance with Provincial and Regional policy, lands designated Greenfield Overlay are to be planned to achieve future population and employment densities a minimum density of 50 residents and jobs combined per hectare.

**B1.8.15.6** - Development shall generally take place by plan of subdivision. Consents shall only be permitted:

- a) For technical or legal reasons; or
- b) Where the municipality is satisfied that the consent will not prejudice the ultimate subdivision of the land; or
- c) In case of part lot control.

**B1.11.1** - The Neighbourhoods of Rolling Meadows Secondary Plan area was originally approved by the Region of Niagara in 2000 and was the subject of an Official Plan Amendment update in 2007 so that future development of the Plan conformed with the Growth Plan for the Greater Golden Horseshoe. The Planning Area is a high priority future development area in the City and contains the majority of the City's total Greenfield Area, which is shown on Schedule A-3 as *Greenfield Overlay*.

**D4.2.1** - Prior to considering an application to create a new lot for any purpose, the Committee of Adjustment shall be satisfied that the proposed lot:

- a) Fronts on and will be directly accessed by a public road that is maintained on a year-round basis;
- b) Will not cause a traffic hazard as a result of its location on a curve or a hill;

- c) Is in keeping with the intent of relevant provisions and performance standards of the zoning by-law;
- d) Can be serviced with an appropriate water supply and means of sewage disposal;
- e) Will not have a negative impact on the drainage patterns in the area;
- f) Will not compromise the ability to develop the remainder of the lands, if such lands are designated for development by this Plan;
- g) Will not have a negative impact on the features and functions of any environmentally sensitive feature in the area;
- h) Conforms with Regional lot creation policy as articulated in the Regional Official Plan, and the lot creation policies of the NEP, where applicable; and,
- i) Complies with Provincial Minimum Distance Separation Formulae, where applicable.

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

The City of Thorold CZBL, adopted May 23, 2024, is intended to implement the policies of the CTOP. 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.

Part 1 and 2 of the subject lands are zoned Site Specific Residential Third Density (R3D-92) and Part 3 of the subject lands are zoned Future Development (FD) under the City of Thorold CZBL. The following provisions of the CZBL relate to the submitted application:

**1.6(b)** - No *person* shall change the purpose of which any land or *building* or structure is *used* or *erect* any new *building, structure* or *addition* to any *existing building* or *structure* or sever any lands from an *existing* parcel if the effect of such action is to cause the original adjoining or remaining *buildings, structures* or lands to be in contravention of this By-law.

**1.13(c)** - A zone boundary dividing a *lot* into two or more *zones* is not a *lot line* for the purposes of this By-law.

<b>Table 6.3.e – Lot, Building, and Structure Requirements for Residential R3A, R3B, R3C and R3D Zones</b>		
<b>Provision</b>	<b>R3D Requirement</b>	<b>Provided Part 1 &amp; 2</b>
<i>Minimum Lot Area</i>		
Dwelling, Triplex/Fourplex	450 m <sup>2</sup>	Approx. 7160 m <sup>2</sup>
Townhouse (Street)	160/200 m <sup>2</sup>	Approx. 7160 m <sup>2</sup>
Townhouse (Stacked)	450 m <sup>2</sup>	Approx. 7160 m <sup>2</sup>
Private Street Development	--	--
<i>Minimum Lot Frontage</i>		
Dwelling, Triplex/Fourplex	15.0 m	44.0 m
Townhouse (Street)	6.0/7.5 m	44.0 m
Townhouse (Stacked)	15 m	44.0 m
Private Street Development	12 m	44.0 m

<b>Table 12.3 – Lot, Building, and Structure Requirements for the Other Zones</b>		
<b>Provision</b>	<b>FD Requirement</b>	<b>Provided Part 3</b>
<i>Minimum Lot Area</i>	<i>As legally existing</i>	Approx. 1075 m <sup>2</sup>
<i>Minimum Lot Frontage</i>	<i>As legally existing</i>	18.0 m

## **CONSENT PLANNING ANALYSIS**

The application for consent was reviewed with consideration of applicable policies in the PPS, the NOP, the CTOP and the CZBL.

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

The PPS directs municipalities to provide for a range and mix of housing options and that developments should efficiently use land and resources. The proposed severance is intended to facilitate residential intensification on an irregularly shaped lot while the remnant lands will be reserved for future development.

It is Staff's opinion that the proposed development **is consistent** with the PPS.

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

The NOP directs that development in greenfield land designations support the target density of 50 residents and jobs combined per hectare as measured across the entire region. The proposed lot severance is intended to facilitate residential development, supporting NOP targets. Municipal water and wastewater services are available, and any future developments can connect to these services.

It is the opinion of staff that the proposal **conforms** to the NOP.

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

As per the CTOP, the subject lands are part of a greenfield designation and The Neighbourhoods of the Rolling Meadows Secondary Plan. Within the Secondary Plan area, severances shall only be permitted for technical and legal reason or where the municipality is satisfied that the consent will not prejudice the ultimate subdivision of the land. The proposed severance is intended to facilitate a vacant land of condominium application and will not prejudice future subdivision of the land. Staff have reviewed the application against the criteria set out in the OP, along 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 keeping with the general intent of the CTOP.

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

As per CZBL Part 1.6(b), any severed lands must be compliant with the provisions outlined in the existing zone. Both the existing and created lots of the proposed severance as noted in the Table above are of a size which can support development and be compliant with the provisions of the R3D-92 and FD zones as currently constituted.

As such, staff is of the opinion that the proposal is **consistent with** the policies of the CZBL.

## **COMMENTS**

The application was circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands (see Appendix 1). The

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

Niagara Peninsula Conservation Authority (NPCA):

- The NPCA has no objection to the Consent Application, D10-15-2025 and it is recommended for drainage to be maintained.

TransCanada Pipelines Limited (TCPL):

- Please see attached comments.
- TCPL requests regulatory and development requirements be forwarded to the applicant in the event of any future activity in proximity to the pipelines.

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 Enbridge Hydro One Niagara Region	MNCFN City of Thorold Building City of Thorold Engineering City of Thorold Fire City of Thorold Public Works City of Thorold Community Services Canada Post Ministry of Transportation Niagara Catholic District School Board Bell Canada Ontario Power Generation Rogers TransCanada Pipeline Infrastructure Ontario

**Public Comments**

No Public comments were received as of the date of the writing of the report. If any comments are received after the generation of this report they will be attached to an addendum for consideration at the next meeting.

## **CONCLUSION**

It is the recommendation of planning staff that Consent Application D10-15-2025, for the purpose of severance and partial discharge of mortgage at Rolling Meadows Phase 11 **BE APPROVED**, subject to the conditions listed herein.

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**Prepared by:**  
Courtney Kaupp  
Planning Clerk  
Development Services

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

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## **Appendices**

Appendix 1          Comments



## **COGECO COMMENTS**

**From:** [Jeremy Leemet](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** Re: Notice of Hearing - D10-15-2025 - Rolling Meadows Phase 11  
**Date:** October 17, 2025 3:49:18 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 Fri, Oct 17, 2025 at 2:49 PM City of Thorold Planning <[Planning@thorold.ca](mailto:Planning@thorold.ca)> wrote:

Hello,

Please find attached the Notice of Hearing for the Consent application D10-15-2025 - Rolling Meadows Phase 11 to be heard at the City of Thorold November 20<sup>th</sup>, 2025 Committee of Adjustment meeting.

Please review and provide comments to [Planning@Thorold.ca](mailto:Planning@Thorold.ca) **on or before 4:00 pm, October 31<sup>st</sup>, 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  
[www.thorold.ca](http://www.thorold.ca)

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**JEREMY LEEMET**  
Network Delivery Coordinator  
Niagara  
phone # (437)553-7079

7170 McLeod  
Road  
Niagara Falls,  
Ontario L2G  
3H2 Canada  
[cogeco.ca](http://cogeco.ca)



# **ENBRIDGE COMMENTS**

**From:** [Municipal Planning](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** RE: Notice of Hearing - D10-15-2025 - Rolling Meadows Phase 11  
**Date:** October 23, 2025 11:22:53 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

It is the responsibility of the applicant to verify the existing gas servicing does not encroach on more than one property when subdividing or severing an existing land parcel. Any service relocation required due to a severance would be at the cost of the property owner. For any encroachments, please contact [ONTLands@enbridge.com](mailto:ONTLands@enbridge.com).

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** CET (he/him)  
Sr Analyst, Municipal Planning  
Engineering

ENBRIDGE  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

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

**Sent:** Friday, October 17, 2025 2:49 PM

**To:** tlennard@npca.ca; ppearson@npca.ca; Abby.LaForme@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; Building <Building@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; Usama.Ali@ontario.ca; katie.young@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; Municipal Planning <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

**Subject:** [External] Notice of Hearing - D10-15-2025 - Rolling Meadows Phase 11

**CAUTION! EXTERNAL SENDER**

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate? DO NOT click links or open attachments unless you are 100% sure that the email is safe.

This email was sent from [planning@thorold.ca](mailto:planning@thorold.ca).

Hello,

Please find attached the Notice of Hearing for the Consent application D10-15-2025 - Rolling Meadows Phase 11 to be heard at the City of Thorold November 20<sup>th</sup>, 2025 Committee of Adjustment meeting.



# **HYDRO ONE COMMENTS**

**From:** [LANDUSEPLANNING](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** THOROLD - HOMESTEADS WAY AND UPPERS LANE - D10-15-2025  
**Date:** November 7, 2025 9:01:07 AM

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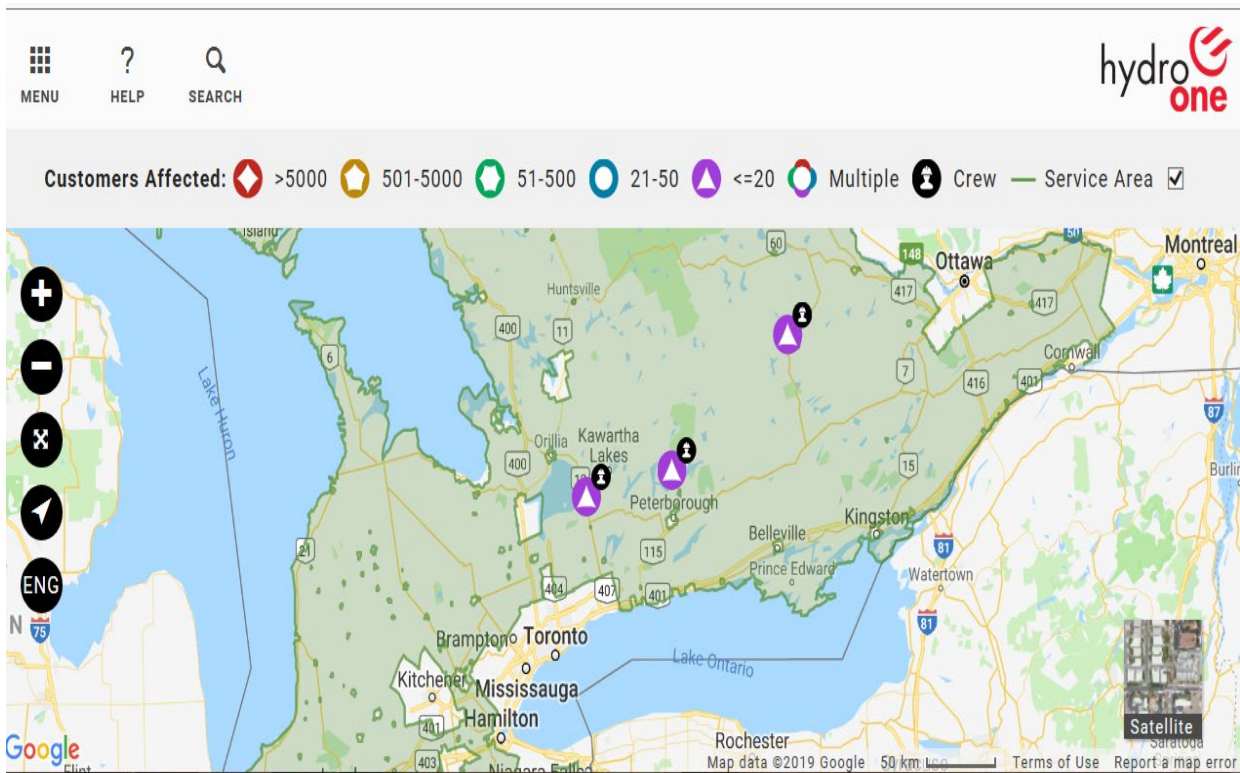
Hello,

We are in receipt of your Application for Consent, D10-15-2025 dated 2025-10-17. 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)



# **NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS**

**From:** [Paige Pearson](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** RE: Notice of Hearing - D10-15-2025 - Rolling Meadows Phase 11  
**Date:** October 17, 2025 3:59:13 PM  
**Attachments:** [image006.png](#)  
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[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Good afternoon,

Based on the current NPCA mapping, the parcel identified as Rolling Meadows Phase 11 (ARN 273100002600815) does not contain NPCA regulated features. As such, the NPCA has no objection to the Consent Application, D10-15-2025 and it is recommended for drainage to be maintained.

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:** October 17, 2025 2:49 PM

**To:** Taran Lennard <tlennard@npca.ca>; Paige Pearson <ppearson@npca.ca>; Abby.LaForme@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; Building <Building@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; Usama.Ali@ontario.ca; katie.young@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

**Subject:** Notice of Hearing - D10-15-2025 - Rolling Meadows Phase 11

Hello,

Please find attached the Notice of Hearing for the Consent application D10-15-2025 - Rolling Meadows Phase 11 to be heard at the City of Thorold November 20<sup>th</sup>, 2025 Committee of Adjustment meeting.

Please review and provide comments to [Planning@Thorold.ca](mailto:Planning@Thorold.ca) **on or before 4:00 pm, October 31<sup>st</sup>, 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,



# **TRANSCANADA PIPELINE COMMENTS**

**From:** [TC Energy](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** RE: Notice of Hearing - D10-15-2025 - Rolling Meadows Phase 11  
**Date:** October 28, 2025 9:38:14 AM  
**Attachments:** [image006.png](#)  
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[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[50577 TCPL Consent Response Letter Oct 28 2025.pdf](#)  
[TC Energy Living and Working Near Natural Gas Pipelines Canada.pdf](#)

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Good Morning,

On behalf of TransCanada PipeLines Limited (TCPL), see attached response letter and TC Energy's Living and Working Near Pipelines brochure to be forwarded to the applicant for information. Please forward the Notice of Decision and any future planning applications to [TCEnergy@mhbcpplan.com](mailto:TCEnergy@mhbcpplan.com).

Regards,  
Christine

**CHRISTINE FANDRICH** (She/her), **Hons. BA, CPT | Planning and Design Technician**  
 **PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE** 12 James Street North, Suite 301, Hamilton, ON, L8R2J9  
T: 905-639-8686 x 256  
C: 905-902-5394  
   

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**From:** City of Thorold Planning <Planning@thorold.ca>  
**Sent:** October 17, 2025 2:49 PM  
**To:** tlennard@npc.ca; ppearson@npc.ca; Abby.LaForme@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; Building <Building@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; Usama.Ali@ontario.ca; katie.young@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; TC Energy <tcenergy@mhbcpplan.com>; Kaitlin Webber <kwebber@mhbcpplan.com>; NoticeReview@infrastructureontario.ca  
**Subject:** Notice of Hearing - D10-15-2025 - Rolling Meadows Phase 11

Hello,

Please find attached the Notice of Hearing for the Consent application D10-15-2025 - Rolling Meadows Phase 11 to be heard at the City of Thorold November 20<sup>th</sup>, 2025 Committee of Adjustment meeting.

Please review and provide comments to [Planning@Thorold.ca](mailto:Planning@Thorold.ca) on or before 4:00 pm, October 31<sup>st</sup>, 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



Authorized commenting Agency for



October 28, 2025

Courtney Kaupp  
Planning ClerkCity of Thorold  
3540 Schmon Parkway  
Thorold, ON L2V 4A7Via email: [planning@thorold.ca](mailto:planning@thorold.ca)

Dear Courtney Kaupp:

**RE: Application for Consent  
Part of Township Lot 92, Geographic Township of Thorold, City of Thorold**  
Rolling Meadows Land Development Corporation c/o Upper Canada Consultants  
Municipal File: D10-15-2025  
MHBC File: PAR 50577

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") are the planning consultants for TransCanada Pipelines Limited ("TCPL"), an affiliate of TC Energy Corporation ("TC Energy"). This letter is in response to a notification and request for comments for the above-noted consent application. We understand the purpose of the consent is to create one (1) new parcel for residential uses on the on the lands legally known as Part of Township Lot 92, Geographic Township of Thorold, in the City of Thorold (the "Subject Lands"). TCPL has two (2) high pressure natural gas pipelines contained within its easement(s) ("TCPL Pipeline Right-of-Way") abutting the retained portion of the Subject Lands.

TCPL's pipelines and related facilities are federally regulated and are subject to the jurisdiction of the Canada Energy Regulator ("CER"). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at [www.cer-rec.gc.ca](http://www.cer-rec.gc.ca).

TCPL requests the following regulatory and development requirements be forwarded to the applicant in the event of any future activity in proximity to the pipelines:

1. Written consent must be obtained from TCPL prior to undertaking the following activities:
  - a. Constructing or installing a Facility across, on, along or under a TCPL Pipeline Right-of-Way. A Facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts ("Facility");
  - b. Conducting a ground disturbance (excavation or digging) on the TCPL Pipeline Right-of-Way or within 30 metres of the centreline of the pipe (the "Prescribed Area");
  - c. Driving a vehicle, mobile equipment or machinery across a TCPL Pipeline Right-of-Way outside the travelled portion of a highway or public road;
  - d. Using any explosives within 300 metres of a TCPL Pipeline Right-of-Way; and

- e. Use of the TCPL Prescribed Area for storage purposes.

**How to apply for written consent:**

- Determine the location of your work relative to a TCPL Pipeline Right-of-Way.
    - When planning, and before any work or activities, listed above, can begin, a request for written consent must be submitted to TCPL through its online application form
    - Location of the work is required, along with the proximity to a TCPL Pipeline Right-of-Way
    - This information can be obtained through survey plans, or through a locate request
  - Make a locate request online to the One-Call Centre: [ClickBeforeYouDig.com](http://ClickBeforeYouDig.com) or [ontarioonecall.ca](http://ontarioonecall.ca)
    - The One-Call Centre will notify owners of buried utilities in your area, who will send representatives to mark these facilities with flags, paint or other marks, helping you avoid damaging them. Often written consent for minor activities can be obtained directly from a regional TCPL representative through a locate request.
  - **Apply for written consent** using TCPL's online application form: [writtenconsent.tcenergy.com](http://writtenconsent.tcenergy.com) or call 1-877-872-5177.
  - Application assessment and consent: Once your information has been assessed and potential impacts have been evaluated, TCPL may:
    - Grant consent without any conditions
    - Grant consent that requires certain conditions to be met to assure safety, or
    - Not grant consent
2. No buildings or structures shall be installed anywhere on the TCPL Pipeline Right-of-Way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the TCPL Pipeline Right-of-Way. Temporary, moveable, or accessory structures, that are not affixed to the ground, are to be located a minimum of 3 metres from the edge of the TCPL Pipeline Right-of-Way.
  3. A minimum setback of 7 metres from the nearest portion of the TCPL Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.
  4. Storage of materials and/or equipment on the TCPL Pipeline Right-of-Way is not permitted.
  5. Landscaping within the TCPL Pipeline Right-of-Way and TCPL's Prescribed Area requires written consent from TCPL and shall be done in accordance with TCPL's guidelines:
    - a. The TCPL Pipeline Right-of-Way is to be seeded with Canada #1 seed.
    - b. No trees or shrubs are permitted to be planted upon the TCPL Pipeline Right-of-Way, but may be allowed within TCPL's Prescribed Area.
  6. During any construction activities in proximity to the TCPL Pipeline Right-of-Way, temporary fencing must be erected and maintained along the limits of the TCPL Pipeline Right-of-Way by the Proponent to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Proponent is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.
  7. Where TCPL consents to any ground disturbances in proximity to any TCPL pipeline, the original depth of cover over the pipelines within the TCPL Pipeline Right-of-Way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.

8. Facilities shall be constructed to ensure that drainage is directed away from the TCPL Pipeline Right-of-Way so that erosion that would adversely affect the depth of cover over the pipeline(s) does not occur. Catchment basins, drainage swales or berms are not permitted within the TCPL Pipeline Right-of-Way. All infrastructure associated with site servicing, grading, and stormwater management (e.g. subdrains, manholes, catch basins, retention walls, storm ponds, culverts/riprap) shall be setback a minimum of 7 meters from the edge of the TCPL Pipeline Right-of-Way.
9. Should pooling of water or erosion occur on the TCPL Pipeline Right-of-Way as a result of any Facility installation or landscaping, the Proponent will be responsible for the remediation or reclamation to TCPL's satisfaction.
10. Any large-scale excavation adjacent to the TCPL Pipeline Right-of-Way, which is deeper than the bottom of the pipe, must incorporate an appropriate setback from the edge of the TCPL Pipeline Right-of-Way and must maintain a slope of 3:1 away from the edge of the TCPL Pipeline Right-of-Way.
11. Mechanical excavation within 5 metres of the edge of a TCPL pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.
12. If the pipeline(s) experience contact damage or other damage as a result of construction, stop work immediately and notify TCPL at once. The TCPL Emergency Phone Number is 1-888-982-7222.
13. The Proponent shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Enclosed is a copy of TC Energy's Living and Working Near Pipelines brochure for additional information on constructing near TCPL's pipelines. Additional information can be found on TC Energy's [website](#).

Thank you for the opportunity to comment. Kindly forward a copy of the Notice of Decision to [TCEnergy@mhbcplan.com](mailto:TCEnergy@mhbcplan.com). If you have any questions, please do not hesitate to contact our office.

Sincerely,

**MHBC**



Kaitlin Webber, MA, RPP, MCIP  
Intermediate Planner | MHBC Planning

*on behalf of TransCanada PipeLines Limited*