

COMMITTEE OF ADJUSTMENT

Department of Planning and Building Services
8 Carleton Street South
Thorold, ON L2V 5C2
905-227-6613

June 19, 2025

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Consent Application D10-01-2025
1548 Henderson Street, Thorold Ontario

PLAN M28 LOT 68

273100002613100

PROPOSAL

An application has been submitted for the creation of four (4) new lots to facilitate the construction of three townhouse dwellings and two semi-detached dwelling units. The subject lands are zoned Residential One (R1A) in accordance with the City's Comprehensive Zoning Bylaw 60-2019 (see **Figure 1**). In order to facilitate the proposed development, a consent application is required.



Figure 1: Location Map

RECOMMENDATIONS

That Consent Application D10-01-2025, for the purpose of the creation of four (4) new lots and to facilitate construction of 3 townhouse units and 2 semi-detached units, **BE APPROVED** subject to the following conditions:

1. 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.
2. 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.
3. That the existing structure/s on the subject lands (Plan M28 Lot 68) are demolished or removed to the satisfaction of the City and that the owner obtains any required building permit for demolition or removal and that final inspection and closure of the permit is completed to the satisfaction of the City.
4. That the proposed lots be generally in keeping with the plans submitted with the consent application and attached to this report;
5. That the owner/applicant, at their own expense, obtains and submits an appraisal for the purposes of payment of cash-in-lieu of parkland dedication, by a Certified Land Appraiser accredited by the Appraisal Institute of Canada with either an AACI or CRA designation, which is to be based on the fair market value of Parts #2-5 using the direct comparison approach, to the satisfaction of the City; and that the owner/applicant pays to the City of Thorold a cash-in-lieu of parkland dedication, which shall be 5% of the appraised value of Parts #2-5.
6. That the owner conveys the lands described as Part 1, as illustrated on the survey sketch prepared by Vallee Consulting, dated December 10, 2024, 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.
7. That the owner/applicant provides, to the Secretary Treasurer, a legal description of Parts 1-5, acceptable to the Registrar, together with 1 digital to-scale copy of the deposited reference plan, if applicable, or a copy of all instruments and plans referred to in the legal description, to the satisfaction of the City, for the use in the issuance of the Certificate of Consent.
8. That the owner/applicant provides a lawyer's undertaking, to the satisfaction of the City, to forward a copy of documentation confirming the transfer of Parts 2-

- 5 have 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.
9. That the applicant submits the Stage 1 and 2 Archaeological Assessment, prepared by Bluestone Research 2004 Ltd (dated March 28, 2024) to match the corresponding Ministry of Citizenship and Multiculturalism acknowledgement letter.
 10. That the applicant/owner receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the archaeological assessment report titled Stage 3 Site-specific Assessment of Site AgGt-330, prepared by Bluestone Research 2004 Ltd. (dated January 2024). If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of the City, 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.
 11. That the applicant enter into an agreement with the City executed under the authority of Section 51 (26) of The Planning Act, R.S.O, 1990, c.P.13, as amended.
 12. That the development agreement between the applicant/owner at the City of Thorold include an archaeological warning clause to the satisfaction of the City.
 13. That the development agreement between the applicant/owner and the City of Thorold include the following to implement the recommendations of the Noise and Vibration Control Feasibility Study, prepared by SS Wilson Associates (dated December 6, 2023) to the satisfaction of the City.
 14. That all outstanding property taxes be paid prior to issuance of the Certificate of Consent.

Site Description

The subject lands are located to the north of Henderson Street and to the west of Clifton Street within the City of Thorold as shown in **Figure 1**. The land is currently developed with a single detached dwelling and four accessory sheds. Access to the lot is provided from Henderson Street. The proposed consent applications will require the removal of the

existing residential structure, as well as accessory structures to the rear of the property. The severed and retained parcels are proposed to provide access off Clifton Street for the new dwelling units which will necessitate the closure of the existing driveway off of Henderson Street.

Background Review

The subject lands are zoned Residential One (R1A) in the City of Thorold's Zoning Bylaw 60-2019, as amended. This zoning category permits various forms of low-density residential uses, such as single detached dwellings, semi-detached dwellings, and townhouse units. The applicant proposes to sever the lands into five (5) separate parcels, with Part 1 to be retained and Parts 2, 3, 4 and 5 to be severed as shown in **Figure 2**. No variances are required for the lots to be severed, as all lot requirements are met under the R1A zone.

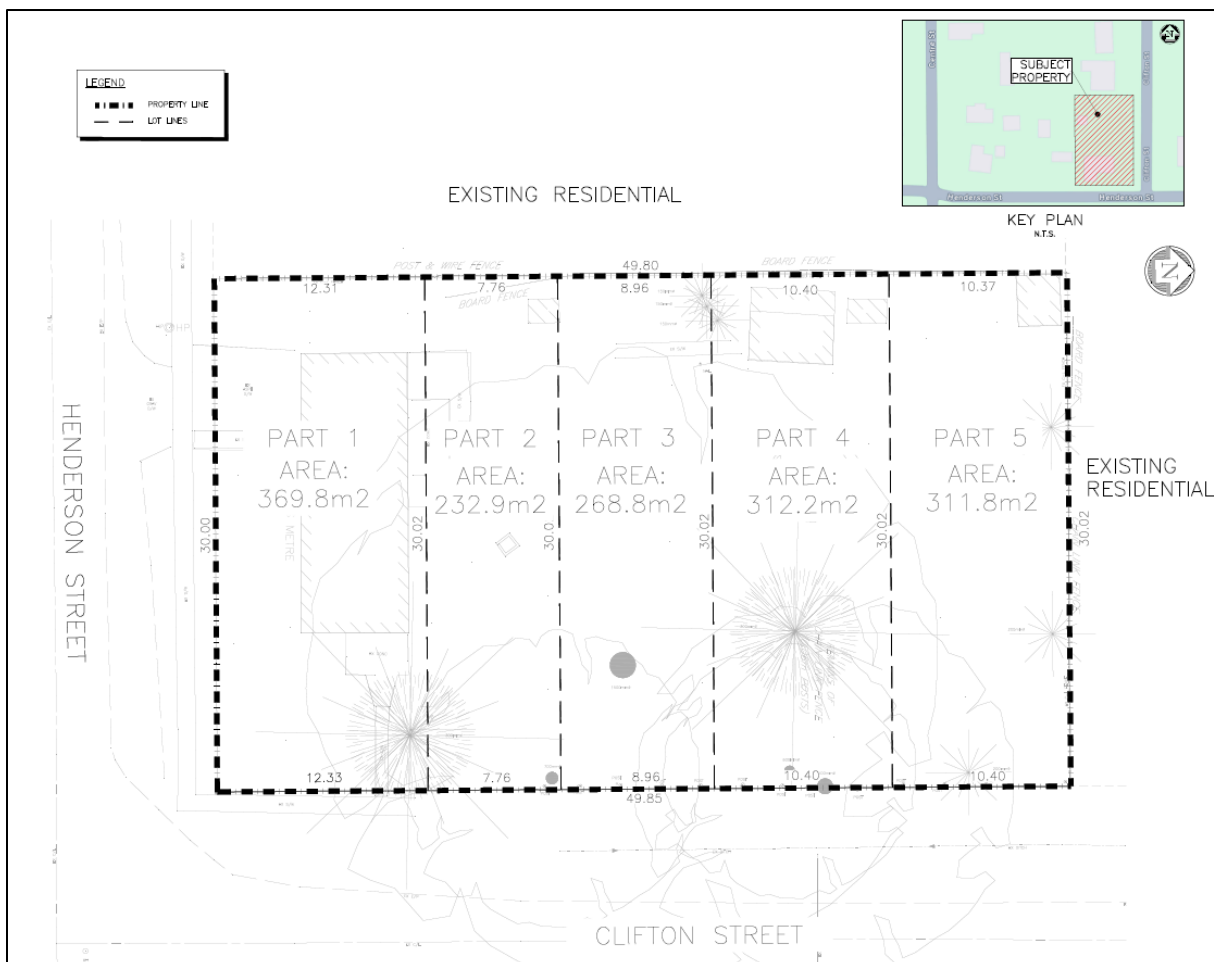


Figure 2: Concept Plan

The proposed lots must comply with the provisions as set out in Section 6.3 – Lot, Building and Structure Requirements for R1A zones of the City’s Comprehensive Zoning Bylaw 60-2019. The table below references the applicable regulations for lots in Residential zones.

Section 6.3 – Lot, Buildings and Structures Requirements (R1A)		
Provision	Requirement	Proposal
Minimum Lot Area		
Semi-Detached	200 m ²	312.2 m ² , 311.8 m ²
Townhouse (interior unit)	180 m ²	232.9 m ² , 268.8 m ²
Townhouse (exterior unit)	225 m ²	369.8 m ²
Minimum Lot Frontage		
Semi-Detached	7 m	10.4 m, 10.4 m
Townhouse (interior unit)	6 m	7.76 m, 8.96 m
Townhouse (exterior unit)	7.5m	12.33 m

CONSENT PLANNING ANALYSIS

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

Provincial Planning Statement (2024) (PPS)

The Provincial Planning Statement (2024) encourages intensification within Settlement areas. The proposed development is located within the City of Thorold’s Built-Up area. The creation of four new lots and five dwelling units is a modest form of intensification that assists the municipality in achieving its intensification targets. In staff’s opinion, the proposed development is consistent with the Provincial Planning Statement.

Niagara Region Official Plan (2022)

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

The Niagara Region Official Plan (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 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 Niagara Official Plan has established an intensification target of 25% of new residential units to be provided in the Built-Up Area of Thorold. The proposed lot severances to facilitate three townhouse units and two semi-detached dwellings support the achievement of the intensification target. Municipal water and wastewater services are also available on Clifton Street and the new lots can connect to these services.

A range of uses including residential uses are permitted and encouraged within such areas, in a manner that makes efficient use of existing services. Therefore, in the opinion of staff, the consent application conforms to the Region's Official Plan.

City of Thorold Official Plan

The subject property is designated as "Urban Living Area" within the City's Official Plan (OP). 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. Staff is of the opinion that the proposal facilitates the creation of four new lots that are appropriate and in keeping with the intent of the Official Plan.

Section B1.1.3 provides criteria for considering lands for residential intensification. Specifically, B1.1.3 (b) states that "*Intensification and redevelopment proposals are encouraged to achieve a unit density and housing type that is compatible and in keeping with the character of the neighbourhood where it is proposed. On the basis of the housing density of existing neighbourhoods, the implementing Zoning By-law may establish minimum and maximum densities of between 10 and 85 units per hectare.*" As the total area of the existing lot is 1,495.5m², 33 units per hectare are proposed. Notably, adjacent

lots on Clifton Street and Henderson Street range from approximately 9 to 18 units per hectare.

Proposals for the creation of new lots by consent are assessed against the criteria of Policy D4.2.1 of the OP. Staff is of the opinion that both the proposed and retained lots meet all relevant criteria of the policy. Specifically, the lots would front onto an existing public road; utilize existing municipal services; and not result in any negative impacts.

As the intent of the consent is to provide for modest intensification through the development of four additional lots which are at a scale and density similar in character of the neighbourhood with no anticipated negative impacts, Staff believes that the consent application conforms with the policies of the City's Official Plan.

City of Thorold Comprehensive Zoning Bylaw 60-2019

The subject property is zoned Residential One (R1A) in the City of Thorold's Zoning Bylaw 60-2019 as amended. Both the retained and severed parcels meet the general intent of the Zoning Bylaw as the lots have been previously developed with a single detached residence, as permitted by the zone. No minor variances have been identified through the proposal to sever the subject lands. A review of the retained and severed lots, in comparison with the applicable provisions of the City's zoning bylaw is provided in the table above, indicating all provisions have been met.

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.

Agency & Department Comments

Building Department

- Comments from the Building Department identified that a demolition permit will be required, as well as a building permit for new construction prior to commencing work in addition to Development Charge and Building Code comments. No objections were noted.

- The proposed development is located within a source water protection area. A notice issued by the Region of Niagara's Risk Management Official is required as part of a building permit application.

Engineering Department

- Comments from the Engineering Department identified additional materials required, such as a Grading Plan, Servicing Plan indicating separate services per each lot, Site Plan indicating separate entrances per each lot, and must comply with daylight triangle regulations on the corner lot. No objections were noted.

The following will be required of the applicant, and shall be completed after the new lots have been created:

- That the owner makes arrangements with the City of Thorold Engineering Department for the provision of separate municipal services for each of severed and retained lots prior to the issuance of building permits.
- That the owner/applicant submits a lot grading plan for Parts 1-5 for management of surface drainage and collected runoff, for review and approval by the City's Operations Department.
- That the owner makes all necessary arrangements for any required curb cuts with the City (obtaining a Road Occupancy Permit through the Public Works Department).
- That the existing driveway apron on Henderson Street be eliminated and existing driveway be removed within two years of issuance of the consent certificate.
- Although it is not a condition of consent, it is strongly recommended the applicant contact the City's Engineering department regarding commencement of the process for separate municipal servicing connections for the new lot.

Niagara Region

- No objections are noted, however there are concerns and conditions regarding archaeological potential and land use compatibility.
- The site is located within an area of archeological potential in the Niagara Official Plan (NOP). The applicant has provided a Stage 1 and 2 Archeological Assessment, which identified 82 historical artifacts. These findings triggered a Stage 3 Archeological Assessment, which was submitted to the City and concluded alongside the previous studies, that the site does not have any further cultural heritage value or interest.

However, no letter of acknowledgement was provided from the Ministry of Citizenship and Multiculturalism (MCM) confirming these findings. As a condition of consent, the Stage 1 and 2 Archaeological Assessment dated March 28, 2024, will be required to be submitted to the City, as well as the MCM's acknowledgement of the Stage 3 Archaeological Assessment being entered into the Ontario Public Register of Archaeological Reports.

- The provided Noise and Vibration study was submitted without a concept plan available. As such, the Region notes that an upgraded or revised Noise and Vibration Study is to be completed and provided to the City's satisfaction. The findings of the Noise and Vibration Study indicate that a development agreement is required, as well as noise control features incorporated within the proposed buildings and purchasing agreements.
- The Region recommends several conditions to mitigate the archeological and land use compatibility concerns.

No comments:

- Fire Department;
- Heritage Thorold (LACAC);
- Cogeco Inc.;
- Hydro One Inc.;
- Niagara Escarpment Commission;
- Niagara Peninsula Conservation Authority (NPCA);
- Ontario Power Generation (OPG)
- MNCFN
- Canada Post
- MTO
- CN Rail
- GIO Rail
- DSBN
- NCDSB
- St. Lawrence Seaway
- Bell Canada
- Enbridge
- Infrastructure Ontario

Public Comments

- 4 residents confirmed their wish to attend and participate in the upcoming Committee of Adjustment Meeting.
- A resident expressed concerns for the intensity of the development in comparison to the existing neighbourhood and highlighted the potential for parking overflow onto Clifton Street. Traffic concerns were identified regarding the width of Clifton Street. Additionally, the proposed height of the townhouses and buildings were identified as an issue for surrounding properties (2315 Clifton St).

Staff Response:

Regarding density of the development, several overarching policy documents including the Regional and Local Official Plans identify overall density goals for areas within Thorold. The proposed development is within the depicted range of density in the Official Plan as referenced above in Section B1.1.3 (b) and represents a low to medium density development. In addition, the proposal is a permitted use and meets the lot regulations for lot frontage, lot area, and setbacks as required in Zoning Bylaw 60-2019. No variances are required for the proposal. The height of the proposed townhouses and semi-detached dwellings are not noted at this stage, though the height is restricted to 11 metres (approximately 3 storeys) within the R1A zone. The previous Zoning Bylaw also had the same requirement.

Regarding parking and traffic concerns, as per Zoning Bylaw 2140 (97), semi-detached dwelling units and on street townhouse dwelling units require one space per unit. The elevations provided show garages for each unit proposed, meeting the above requirement. The Niagara Region Official Plan does not currently plan for a road widening on Clifton St or Henderson St. Increased traffic may occur at the intersection of Henderson St and Clifton St but is not anticipated to be increased substantially as there are currently 5 driveway accesses off of Clifton Street and a stop sign at the corner intersection to alleviate traffic congestion.

Understanding that the proposal represents a modest intensification of density, Staff encourage the owner to consider privacy fencing or landscaping along adjacent lot lines.

CONCLUSION

In conclusion, it is the recommendation of Planning staff that consent application D10-01-2025 to permit the creation of four (4) new lots to facilitate the construction of three townhouse dwellings and two semi-detached dwelling units, **BE APPROVED**.

Prepared by:

Mila Masic, BES
Intermediate Planner
MHBC for City of Thorold Planning

Submitted by:

Juliane vonWesterholt
Associate
MHBC for City of Thorold Planning

Reviewed by:

Walter Basic
Interim Director of Development Services
City of Thorold Development Services



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

Via Email Only

May 23, 2025

Region Files: PLCS202501011, PLCS202501041, PLCS202501043, PLCS202501044

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 Applications
City File: D10-03-25
Owners: Jeffrey Ng and Zhuo Fei Fang
Agent: Cam Lang
1548 Henderson Street
City of Thorold**

Regional Infrastructure Planning and Development staff has reviewed the proposed consent applications for lands municipally known as 1548 Henderson Street in the City of Thorold.

The proposal is to sever a 0.15 hectare parcel of land to facilitate the creation of four new residential lots. Part 1 (369.8 m²), Part 2 (232.9 m²), and Part 3 (268.8 m²) are proposed for the purposes of constructing a three-unit townhouse and Part 4 (312.2 m²) and Part 5 (311.8 m²) are proposed for the purposes of constructing a semi-detached dwelling.

A pre-consultation meeting was held to discuss the proposal on June 19, 2024, with City and Regional staff in attendance.

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 municipality, may provide advice and assistance to lower-tier municipalities in respect of planning matters generally. City Council approved entering into a service level agreement with Niagara Region ('Planning Services Agreement') to continue providing

support and advice to the City of Thorold for certain planning matters.

Please be advised that through this change to the *Planning Act*, the *Niagara Official Plan, 2022* (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.

On this basis, the following comments pertaining to archaeology and land use compatibility are provided as advice to assist the City in their review of the applications.

Archaeological Potential

The *Provincial Planning Statement, 2024* (PPS) and 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.

Niagara Region is in receipt of an acknowledgement letter (dated April 17, 2024) from the Ministry of Citizenship and Multiculturalism (MCM) for a Stage 1 and 2 Archaeological Assessment (dated March 28, 2024). The MCM was satisfied with the reporting for this assessment. The Applicant has submitted a Stage 1 and 2 Archaeological Assessment, prepared by Bluestone Research 2004 Ltd. (dated October 27, 2023) and a Stage 3 Site-specific Assessment of Site AgGt-330, prepared by Bluestone Research 2004 Ltd. (dated January 2024).

Through the Stage 1 and 2 Archaeological Assessment, 82 historical artifacts were identified on the property. Of these artifacts at least 20 date back to before 1900, triggering the requirement for a Stage 3 archaeological assessment. Staff note the date of this report does not match the assessment submitted to the Ministry. Staff request that the Stage 1 and 2 Archaeological Assessment dated March 28, 2024, be submitted to the City.

The Stage 3 Archaeological Assessment has reviewed Euro-Canadian site AgGt-330 and concludes that the site does not have any further cultural heritage value or interest and no further archaeological assessments are recommended. No MCM acknowledgement letter has been provided in support of this assessment.

As a condition of consent, the Stage 1 and 2 Archaeological Assessment dated March 28, 2024, will be required, and the MCM's acknowledgement of the Stage 3 Archaeological Assessment being entered into the Ontario Public Register of Archaeological Reports.

If the MCM recommends/requires a further reporting, these 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 between the applicant/owner and the City of Thorold.

Appropriate conditions have been incorporated into the attached Appendix.

Land Use Compatibility

The PPS requires that major facilities, including rail facilities and sensitive land uses be planned and development to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants. Staff note the subject property is within approximately 70 m of an active railway line operated by CN.

Staff has reviewed the submitted Noise and Vibration Control Feasibility Study, prepared by SS Wilson Associates (dated December 6, 2023). The Study notes that the Study was completed without a concept plan available, with the general location and lot layout assumed. The Study has focused solely on noise and vibration from the CN Railway Line known as the CN Stamford Subdivision, as there are no other traffic noise or stationary noise concerns based on the location of the subject property.

The Study recommends the following noise control features:

- Central air condition or the provision for adding central air conditioning to the units with a warning clause;
- A warning clause in all development agreements and offers of sale, purchase, or lease advising that despite the inclusion of noise control features, sound levels may occasionally interfere with some activities and the CN standard warning clause;
- Exterior walls of the proposed dwellings should be brick veneer or acoustically equivalent masonry wall construction from the ground to the underside of the roof rafters (on all sides and all floor levels facing the railway line).

The Study outlines that prior to final approval, a detailed noise control study or upgraded noise study should be completed. A development agreement should include the details of all necessary noise control measures and project plans for building permit should be certified by an acoustical engineer as being in conformance with the recommendations of the detailed noise control study.

Appropriate conditions to implement the recommendations of the Study are found in the attached Appendix.

Conclusion

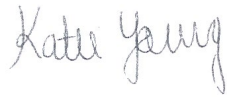
Regional Infrastructure Planning and Development staff offer no objections to the proposed consent applications, subject to meeting the conditions detailed in the attached Appendix at the City's satisfaction.

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 regarding the above comments, please contact the undersigned at Katie.Young@niagararegion.ca.

Please send notice of the Committee's decision on the applications when available.

Kind regards,



Katie Young, MCIP, RPP
Senior Development Planner

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning

Appendix
Conditions of Consent
1548 Henderson Street, Thorold

Archaeology

1. That the applicant submits the Stage 1 and 2 Archaeological Assessment, prepared by Bluestone Research 2004 Ltd (dated March 28, 2024) to match the corresponding Ministry of Citizenship and Multiculturalism acknowledgement letter.
2. That the applicant/owner receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the archaeological assessment report titled Stage 3 Site-specific Assessment of Site AgGt-330, prepared by Bluestone Research 2004 Ltd. (dated January 2024). If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these 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.
3. That the development agreement 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.

Land Use Compatibility

4. That the development agreement between the applicant/owner and the City of Thorold include the following to implement the recommendations of the Noise and Vibration Control Feasibility Study, prepared by SS Wilson Associates (dated December 6, 2023):
 - a) The properties should be equipped with a ducted forced air heating system: furnace/fan, supply plenum, and duct work. The components are to be appropriately situated and sized to accommodate future installation of central air conditioning systems. The provision for future air conditioning should also include the installation of the necessary rough-in work such as a floor drain for the condensate, appropriate electrical power supply, thermostat control wiring and a capped sleeve in the exterior wall for future refrigeration tubing in an approved location (Installation cost of the air conditioning system is an option to the developer/builder as they

see fit). Where the air conditioning units are bracket-mounted on walls or come in direct contact with the building structure, they should be mounted on neoprene/rubber isolation supports or pads that are rated to provide minimum 0.2" static deflection.

- b) If the purchaser/occupant does not take the central air conditioning option, the following clause should be registered in all Development Agreement(s) and Offers of Sale and Purchase or Lease of these properties:

"This dwelling unit has been fitted with provisions, which include a fan forced heating system, suitably sized ducts, plenum, electrical power wiring, thermostatic control wiring, a nearby floor drain, etc. sized to accommodate the future addition of central air conditioning by the occupant at their expense and discretion. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks. Future installation of the air conditioning system should meet the Ministry of the Environment, Conservation and Parks criteria in Publication NPC-216 (a maximum sound level L_{AS} of 50 dBA at the neighbour's closest point(s) of reception, i.e. at their ground-based outdoor areas as well as at the closest window on any floor level) and other applicable levels specified by the municipality."

- c) The following warning clause should be registered in all Development Agreement(s) and Offers of Sale and Purchase or Lease of these properties:

"Purchasers/tenants are advised that despite the inclusion of noise control features within this development area and within the dwellings, sound levels from increasing rail traffic may continue to be of concern, occasionally interfering with some activities of the dwelling occupants as the sound level exceeds the Municipality's and the Ministry of the Environment, Conservation and Parks noise criteria."

- d) The following warning clause should be included in all Offers of Purchase or Lease and in Title Deed or Lease of the dwelling units:

Warning: The CN Stamford Subdivision and its assigns and successors in interest has or have right-of-way within 300 m from the subject land hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future, including the possibility that they or any railway company entering into an agreement with this railway company to use the right-of-way or their assigns or successors as aforesaid may expand their operations. The expansion may affect the living environment of the residents in the vicinity notwithstanding the inclusion of any noise

and vibration attenuating measures in the design of the development and individual dwelling(s). CN Stamford Subdivision will not be responsible for any complaints or claims arising from the use of such facilities and/or operations on, over or under the aforesaid right-of-way.”

- e) That a Detailed Noise Study or upgraded noise study be completed as detailed in Section 4 a). Typical Acoustic Insulation Factors (AIF) are shown in Tables 3 and 4. The Detailed Noise Control Study should provide complete and specific tabulations of AIFs for all properties affected.
- f) The developer/builder is responsible for final design and construction of the subject dwellings to ensure that the correct windows, walls and doors acoustic specifications are secured from the Acoustical Engineer prior to planning and construction of the noted dwelling(s).
- g) That the exterior walls of the proposed dwellings be brick veneer or acoustically equivalent masonry wall construction from the ground to the underside of the roof rafters (i.e., on all sides and all floor levels facing the railway line).
- h) Prior submission of the project plans for Building Permit, the Builder's plans, with respect to requiring noise control measures should be certified by an Acoustical Engineer as being in conformance with the recommendations of the Detailed Noise Control Study as approved.



CITY OF THOROLD BUILDING COMMENTS

1548 Henderson St

- A demolition permit for the existing house must be obtained from the City of Thorold's Building Division prior to submitting an application for a new building permit.
- A permit for the proposed new building construction is required to be obtained from the Building Division prior to commencement of work resulting from consent approval.
- Proposed development is located within a source water protection area. A notice issued by the Region of Niagara's Risk Management Official is required as part of a building permit application.
- City Development Charges, Regional Development Charges will apply and will be calculated at the time of building permit issuance. If the owner wishes to estimate the fee at this stage of the development process, prior to building permit review process, please review the requirements in the respective Development Charges By-laws.
- Clearances to above ground electrical conductors shall be as per OBC subsection 3.1.19., article 3.15.5.2., as applicable. (Conform to the requirements of CAN/CSA-C22.3 No.1, "Overhead Systems", for electrical conductors carrying voltages greater than 69 kV.)
- A detailed review cannot be completed until the Ontario Building Code Matrix is provided on the Site Plan Drawing for each building indicating use and building classification(s), building area, number of stories, type of construction, occupant load, presence of firewalls, number of residential units, designation of fire access route, location of nearest fire hydrants etc.
- For site servicing, Article 7.1.5.4. Division B of 2012 Ontario Building Code requires that piping in any building shall be connected to the public services separate from piping of any other building.
- The water service must be separated from the sanitary building sewer by at least 2.44m (8 feet) unless it is located 0.5m (20") above the top of the sewer pipe, except as otherwise permitted in sentences 7.3.5.7.(2) or (3) of OBC.
- The building designer must ensure, at an early stage, an adequate supply of water is available or can be made available by the proponent, by verifying both the demand required based on Appendix A (Volume 2 of OBC) and the supply available. The applicant for building permit may be required to verify water supply prior to issuance of the permit.
- If the building is not sprinklered.
 - A fire hydrant shall be located within 90m (295') of the building perimeter required to face a street.

- All unprotected openings in an exterior wall facing a property line or another building are limited in size according to OBC 3.2.3, unless approved otherwise.
 - No unprotected openings are permitted in any exterior wall with a limiting distance less than 1.2m (4').
- All unprotected openings in an exterior wall facing a property line or another building are limited in size according to OBC 9.10.14, unless approved otherwise.



COGECO COMMENTS

From: [Jeremy Leemet](#)
To: [Antonietta Vanderberg](#)
Cc: [rosi.zirger@ontario.ca](#); [kendra.adair@ontario.ca](#); [ppearson@npca.ca](#); [smastroianni@npca.ca](#); [tproks@npca.ca](#); [\[REDACTED\]](#); [Abby.LaForme@mncfn.ca](#); [Megan.Devries@mncfn.ca](#); [Dinesh.Adhikari](#); [thoreng](#); [Alex.Sales](#); [Jenny.Rodriguez](#); [Abu.Rashed](#); [Ugo.Obiako](#); [Paula.Wake](#); [Steven.Polich](#); [FPQ](#); [Sean.Dunsmore](#); [andrew.carrigan@canadapost.ca](#); [Usama.Ali@ontario.ca](#); [saumya.john@ontario.ca](#); [matthew.prestinaci@ontario.ca](#); [balroop.narwal@ontario.ca](#); [proximity@cn.ca](#); [aaron.white@qiorail.com](#); [katie.young@niagararegion.ca](#); [devtplanningapplications@niagararegion.ca](#); [planning@dsvn.org](#); [planning@ncdsb.com](#); [realestate@seaway.ca](#); [pbunnin@seaway.ca](#); [mfernandes@seaway.ca](#); [planninganddevelopment@bell.ca](#); [rowcentre@bell.ca](#); [mike.embleton@cogeco.com](#); [municipalplanning@enbridge.com](#); [zone2scheduling@hydroone.com](#); [landuseplanning@hydroone.com](#); [executivevp.lawanddevelopment@opg.com](#); [jasmine.tranter@opg.com](#); [talitha.laurenson@opg.com](#); [rahim.baird@infrastructureontario.ca](#); [Andrea.Sinclair](#); [Juliane.vonWesterholt](#); [Mila.Masic](#); [Conor.Warren](#)
Subject: Re: City of Thorold Committee of Adjustments - June 19, 2025
Date: May 2, 2025 8:09:08 AM
Attachments: [image001.png](#) .
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Good Morning
Cogeco has no comment.
 Thanks Jeremy Leemet

On Thu, May 1, 2025 at 4:10 PM Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca> wrote:

Hello,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold June 19, 2025 Committee of Adjustment meeting

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

Please review and provide comments to the [Planning@Thorold.ca](#) website **on or before 4:00 pm., May 16, 2025**



Antonietta Vanderberg

Temporary Planning Clerk

Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



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--
JEREMY LEEMET
Network Delivery Coordinator
Niagara

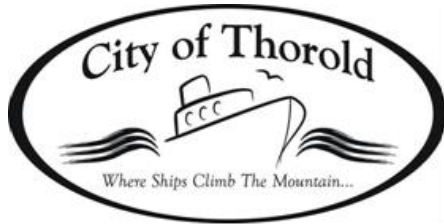
phone # (437)553-7079

7170 McLeod
Road
Niagara Falls,
Ontario L2G
3H2 Canada
cogeco.ca





CITY OF THOROLD ENGINEERING COMMENTS



Memorandum
City of Thorold
Operations Department
905-227-3535

To: Antonietta Vanderberg, Planning Clerk
From: Jenny Rodriguez
Subject: Consent
Draft Notice of Hearing - D10-03-2025 - 1548 Henderson Street_V6
AV- Final
Date: May 13, 2025

Please be advised that the Engineering Department has the following comments regarding this Consent Application:

- Required Grading Plan
- Show separate services per each lot
- Show separate entrance per each lot
- Show 4.5m x4.5m daylight triangle on corner Lot

Should you have any questions, please contact the undersigned.

Jenny Rodriguez,
Engineering Technician, Engineering Division
jenny.rodriquez@thorold.ca
(905) 227-6613. Ext. 261

CC.
Ugo Obiako,
Project Manager, Engineering Division
ugo.obiako@thorold.ca
(905) 227-6613. Ext. 294



CITY OF THOROLD FIRE AND EMERGENCY SERVICES COMMENTS

From: [FPO](#)
To: [Antonietta Vanderberg](#)
Subject: RE: City of Thorold Committee of Adjustments - June 19, 2025
Date: May 20, 2025 3:09:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Good Afternoon Antonietta,

Apologies I was away for a few weeks, not sure if anyone has already taken a look at these from the fire department.

I have no comments on these applications.

Thank you,



Traviss Ketler

Fire Prevention Officer
Fire and Emergency Services

City of Thorold

905-227-6613 x313

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

www.thorold.ca



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

From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>

Sent: May 1, 2025 4:10 PM

To: rosi.zirger@ontario.ca; kendra.adair@ontario.ca; ppearson@npca.ca; smastroianni@npca.ca; tproks@npca.ca; [REDACTED]; Abby.LaForme@mncfn.ca; Megan.Devries@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>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca; Usama.Ali@ontario.ca; saumya.john@ontario.ca; matthew.prestinaci@ontario.ca; balroop.narwal@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; katie.young@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; jeremy.leemet@cogeco.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; rahim.baird@infrastructureontario.ca; Andrea Sinclair <asinclair@mhbcplan.com>; Juliane vonWesterholt <jvonwesterholt@mhbcplan.com>; Mila Masic <mmasic@mhbcplan.com>

Cc: Conor Warren <Conor.Warren@thorold.ca>

Subject: City of Thorold Committee of Adjustments - June 19, 2025

Hello,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold June 19, 2025 Committee of

Adjustment meeting

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

Please review and provide comments to the Planning@Thorold.ca website **on or before 4:00 pm., May 16, 2025**



Antonietta Vanderberg

Temporary Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



HYDRO ONE COMMENTS

From: [BRISCALL Quinn](#)
To: [Antonietta Vanderberg](#)
Cc: [JOHNSTONE Sonja](#)
Subject: FW: FINAL REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025
Date: May 22, 2025 1:18:50 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Draft Notice Of Hearing - D10-03-2025 - 1548 Henderson Street V6 AV - Final.pdf](#)
[Draft Notice of Hearing - D13-09-2025 - 9 Fawn Court V4 AV - Final.pdf](#)
[Draft Notice Of Hearing - D13-10-2025 - 17 Chapel Street N V3 AV - Final.pdf](#)

Hi Antonietta,

I have reviewed the following:

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

On behalf of Hydro One, we do not have any comments, questions, or concerns with what has been proposed at any of the three locations.

Thank you for including us.

Much appreciated,

Quinn Briscall

Supervising Distribution Engineering Technician
Hydro One Networks Inc.
Design Services
905.932.6605
Quinn.briscall@HydroOne.com

From: JOHNSTONE Sonja <Sonja.Johnstone@HydroOne.com>
Sent: Wednesday, May 21, 2025 2:27 PM
To: BRISCALL Quinn <Quinn.Briscall@HydroOne.com>
Cc: JOHNSTONE Sonja <Sonja.Johnstone@HydroOne.com>
Subject: FW: FINAL REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025

Hey- this for 303807733.

Thank you,

Sonja Johnstone (she/her)
Lines Customer Support Clerk
Hydro One Networks Inc.
Simcoe Field Business Centre
1-866-557-9551
HydroOne.com

From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>
Sent: Wednesday, May 21, 2025 12:15 PM
To: Abby.LaForme@mncfn.ca; Mark Richardson <Mark.Richardson@thorold.ca>; andrew.carrigan@canadapost.ca; saumya.john@ontario.ca; Proximity <proximity@cn.ca>; aaron.white@gorail.com; katie.young@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@ncdsb.com; realestate@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; municipalplanning@enbridge.com; ZONE 2 SCHEDULING <Zone2Scheduling@HydroOne.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>;

rahim.baird@infrastructureontario.ca; matthew.prestinaci@ontario.ca

Cc: Conor Warren <Conor.Warren@thorold.ca>

Subject: FINAL REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Hello,

Please follow up with any comments you may have on the application files listed below at your earliest convenience.

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

Deadline for comments is May 22, 2025. **If no comment or intention to provide response is received, we will consider this to mean there is no comment on the proposed development**

Thanking you in advance.

City of Thorold Logo



Antonietta Vanderberg

Temporary Planning Clerk

Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



HERITAGE COMMITTEE COMMENTS

From: [REDACTED]
To: [Antionietta Vanderberg](mailto:Antionietta.Vanderberg@thorold.ca)
Subject: Re: REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025
Date: May 12, 2025 12:57:35 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)

Hello Antonietta,

LACAC Thorold has no comments regarding these items.

Thank you very much,

Anna

Heritage Thorold

From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>

Sent: Monday, May 12, 2025 11:03 AM

To: [REDACTED]; Abby.LaForme@mncfn.ca <Abby.LaForme@mncfn.ca>; Megan.Devries@mncfn.ca <Megan.Devries@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>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca <andrew.carrigan@canadapost.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>; balroop.narwal@ontario.ca <balroop.narwal@ontario.ca>; proximity@cn.ca <proximity@cn.ca>; aaron.white@gorail.com <aaron.white@gorail.com>; katie.young@niagararegion.ca <katie.young@niagararegion.ca>; devtplanningapplications@niagararegion.ca <devtplanningapplications@niagararegion.ca>; planning@dsbn.org <planning@dsbn.org>; planning@ncdsb.com <planning@ncdsb.com>; realestate@seaway.ca <realestate@seaway.ca>; pbunnin@seaway.ca <pbunnin@seaway.ca>; mfernandes@seaway.ca <mfernandes@seaway.ca>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; rowcentre@bell.ca <rowcentre@bell.ca>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; zone2scheduling@hydroone.com <zone2scheduling@hydroone.com>; landuseplanning@hydroone.com <landuseplanning@hydroone.com>; rahim.baird@infastructureontario.ca <rahim.baird@infastructureontario.ca>; Andrea Sinclair <asinclair@mhbcplan.com>; Juliane vonWesterholt <jvonwesterholt@mhbcplan.com>; Mila Masic <mmasic@mhbcplan.com>; Mark Richardson <Mark.Richardson@thorold.ca>

Cc: Conor Warren <Conor.Warren@thorold.ca>

Subject: REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025

Hello,

Just a quick reminder to please share any comments you may have on the application files listed below at your earliest convenience.

Consent

D10-03-2025

1548 Henderson Street

Minor Variance

D13-09-2025

9 Fawn Court

Minor Variance

D13-10-2025

17 Chapel Street N

Thanking you in advance

Antonietta



Antonietta Vanderberg

Temporary Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

From: Antonietta Vanderberg

Sent: May 1, 2025 4:10 PM

To: rosi.zirger@ontario.ca; kendra.adair@ontario.ca; ppearson@npca.ca; smastroianni@npca.ca; tproks@npca.ca; [REDACTED]; Abby.LaForme@mncfn.ca; Megan.Devries@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>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca; Usama.Ali@ontario.ca; saumya.john@ontario.ca; matthew.prestinaci@ontario.ca; balroop.narwal@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; katie.young@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; jeremy.leemet@cogeco.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; rahim.baird@infrastructureontario.ca; Andrea Sinclair <asinclair@mhbcplan.com>; Juliane vonWesterholt <jvonwesterholt@mhbcplan.com>; Mila Masic <mmasic@mhbcplan.com>

Cc: Conor Warren <Conor.Warren@thorold.ca>

Subject: City of Thorold Committee of Adjustments - June 19, 2025

Hello,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold June 19, 2025 Committee of Adjustment meeting

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Please review and provide comments to the Planning@Thorold.ca website **on or before 4:00 pm., May 16, 2025**



Antonietta Vanderberg

Temporary Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



NIAGARA ESCARPMENT COMMISSION COMMENTS

From: [Zirger, Rosi \(MNR\)](#)
To: [Antonietta Vanderberg](#)
Cc: [Adair, Kendra \(MNR\)](#)
Subject: City of Thorold Committee of Adjustments - June 19, 2025
Date: May 1, 2025 4:43:45 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Good afternoon

The properties listed below are NOT within the Niagara Escarpment Area of Development Control or within the Niagara Escarpment Plan (NEP) Area. As such, NEC staff will NOT be reviewing or providing comments on this circulation.

Rosi Zirger

Senior Planner | Niagara Escarpment Commission
232 Guelph Street, Georgetown, Ontario, L7G 4B1
905-703-7216
rosi.zirger@ontario.ca | www.escarpment.org



From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>
Sent: Thursday, May 1, 2025 4:10 PM
To: Zirger, Rosi (MNR) <Rosi.Zirger@ontario.ca>; Adair, Kendra (MNR) <Kendra.Adair@ontario.ca>; ppearson@npca.ca; smastroianni@npca.ca; Thomas Proks <tproks@npca.ca>; [REDACTED]; Abby.LaForme <Abby.LaForme@mncfn.ca>; Megan DeVries <Megan.DeVries@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>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; John, Saumya (MTO) <Saumya.John@ontario.ca>; Prestinaci, Matthew (MTO) <Matthew.Prestinaci@ontario.ca>; NARWAL, BALROOP (MTO) <BALROOP.NARWAL@ontario.ca>; proximity@cn.ca; aaron.white@giorail.com; Young, Katie <katie.young@niagararegion.ca>; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; jeremy.leemet@cogeco.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; rahim.baird@infrastructureontario.ca; Andrea Sinclair <asinclair@mhbcplan.com>; Juliane vonWesterholt <jvonwesterholt@mhbcplan.com>; Mila Masic <mmasic@mhbcplan.com>
Cc: Conor Warren <Conor.Warren@thorold.ca>
Subject: City of Thorold Committee of Adjustments - June 19, 2025

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Please review and provide comments to the Planning@Thorold.ca website **on or before 4:00 pm., May 16, 2025**



Antonietta Vanderberg
Temporary Planning Clerk
Development Services
City of Thorold
905-227-6613 x259
P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON., L2V 4A7
www.thorold.ca



NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS

From: [Paige Pearson](#)
To: [City of Thorold Planning](#)
Cc: [Antonietta Vanderberg](#)
Subject: NPCA COA Comments: June 19, 2025
Date: May 5, 2025 1:33:14 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[Draft Notice Of Hearing - D10-03-2025 - 1548 Henderson Street V6 AV- Final.pdf](#)
[Draft Notice of Hearing - D13-09-2025 - 9 Fawn Court V4 AV - Final.pdf](#)
[Draft Notice Of Hearing - D13-10-2025 - 17 Chapel Street N V3 AV - Final.pdf](#)

Good afternoon,

Please find the NPCAs comments below for each of the COA Applications.

D10-03-2025, 1548 Henderson Street: Consent

Based on the NPCA mapping, the subject property does not contain NPCA regulated features. As such, the NPCA would have no objection to the Consent Application.

D13-09-2025, 9 Fawn Court: Minor Variance

Based on the NPCA mapping, the subject property does not contain NPCA regulated features. As such, the NPCA would have no objection to the Minor Variance.

D13-10-2025, 17 Chapel Street N: Minor Variance

Based on the NPCA mapping, the subject property does not contain NPCA regulated features. As such, the NPCA would have no objection to the Minor Variance.

If you have any questions, please let me know.

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

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!**

From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>

Sent: May 1, 2025 4:10 PM

To: rosi.zirger@ontario.ca; kendra.adair@ontario.ca; Paige Pearson <ppearson@npca.ca>; Sarah Mastroianni <smastroianni@npca.ca>; Thomas Proks <tproks@npca.ca>; [REDACTED]
Abby.LaForme@mncfn.ca; Megan.Devries@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>; Sean Dunsmore

<Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca; Usama.Ali@ontario.ca; saumya.john@ontario.ca; matthew.prestinaci@ontario.ca; balroop.narwal@ontario.ca; proximity@cn.ca; aaron.white@gorail.com; katie.young@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; jeremy.leemet@cogeco.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; rahim.baird@infrastructureontario.ca; Andrea Sinclair <asinclair@mhbcplan.com>; Juliane vonWesterholt <jvonwesterholt@mhbcplan.com>; Mila Masic <mmasic@mhbcplan.com>

Cc: Conor Warren <Conor.Warren@thorold.ca>

Subject: City of Thorold Committee of Adjustments - June 19, 2025

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Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

Please review and provide comments to the Planning@Thorold.ca website **on or before 4:00 pm., May 16, 2025**

City of Thorold Logo



Antonietta Vanderberg

Temporary Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



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ONTARIO POWER GENERATION COMMENTS

<executivevp.lawanddevelopment@opg.com>; TRANTER Jasmine -HR <jasmine.tranter@opg.com>; LAURENSEN Tali -HR <talitha.laurenson@opg.com>; rahim.baird@infrastructureontario.ca; Andrea Sinclair <asinclair@mhbcplan.com>; Juliane vonWesterholt <jvonwesterholt@mhbcplan.com>; Mila Masic <mmasic@mhbcplan.com>

Cc: Conor Warren <Conor.Warren@thorold.ca>

Subject: City of Thorold Committee of Adjustments - June 19, 2025

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Hello,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold June 19, 2025 Committee of Adjustment meeting

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

Please review and provide comments to the Planning@Thorold.ca website **on or before 4:00 pm., May 16, 2025**

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Ontario Power Generation Inc.



RESIDENT COMMENTS

Larry & Lynn Moline



May 21, 2025

Committee of Adjustment City of Thorold
8 Carleton Street South,
Thorold, ON 2V 5C2

Subject: Proposed Development at 1548 Henderson Street, Thorold, ON
Application: D10-03-2025 Roll Number: 2731 000 026 13100

Dear Secretary-Treasurer of the Committee of Adjustment,

We are writing to express our concerns regarding the proposed development at 1548 Henderson Street, Thorold

The proposed development is for a 3-unit townhouse and a semi-detached dwelling on the existing site of a single detached home. We understand the pressure the province is under to build more homes but we feel 5 units on this one property is excessive. We feel there will be inadequate parking for this many units and it will overflow onto the balance of Clifton Street. We are also concerned with increased traffic on what is an extremely narrow street that will not allow two cars to pass without going on the grass shoulder.

We purchased our home knowing this area is zoned R1A with single detached homes that are bungalows. The increase height of these units will impact the resale value of our home.

We would like to request that the project be reconsidered to have fewer units. We believe that addressing these concerns is essential to ensure that the development is beneficial to the neighbourhood as a whole.

Thank you for your time and consideration.

Please copy us on other application comments submitted and the decision of the Committee of Adjustment

Sincerely,

Handwritten signatures of Lynn Moline and Larry Moline in black ink.

Larry & Lynn Moline

Sent by Email to planning@thorold.ca