

COMMITTEE OF ADJUSTMENT

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

May 21, 2026

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Application for Consent
D10-02-2026 – Paul Pierobon, E.P.P. Track Equipment Limited
26 Queen Street North, Thorold, Ontario
PLAN GEORGE KEEFER LOT 90 NP889
Roll Number: 2731 000 007 14100

KEY FACTS

- Consent to sever 315.0 m² to create a new residential lot and retain 317.2 m² of the existing lot to facilitate the construction of a semi-detached dwelling on separate freehold parcels.
- The proposed consent implements the development permissions previously established through site-specific Zoning By-law Amendment D14-03-2025.
- Staff have reviewed the application in accordance with Section 50(1) of the *Planning Act* and recommend approval subject to the conditions listed herein.

RECOMMENDATIONS

That the City of Thorold Committee of Adjustment **APPROVE** Consent Application D10-02-2026, submitted by Greg Taras, Urban and Environmental Management Inc. on behalf of Paul Pierobon, E.P.P. Track Equipment Limited, for lands known municipally as 26 Queen Street North (PLAN GEORGE KEEFER LOT 90 NP889), as follows:

1. That Part 1 on the severance sketch be conveyed as the severed lot (the 'lands to be severed'), having a proposed frontage of 10.15 metres and lot area of 315.0 square metres.
2. That Part 2 on the severance sketch be retained (the 'lands to be retained'), having a proposed frontage of 10.155 metres and lot area of 317.2 square metres.

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.
2. That the owner provides a lawyer's undertaking, to the satisfaction of the City Solicitor, and agrees to forward a copy of documentation confirming the transaction has been carried out, to the City within two (2) years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.
3. That all accessory buildings and structures be demolished/removed/relocated to the satisfaction of the City.
4. 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 Part 1 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 Part 1.
5. That all outstanding property taxes be paid and that a final certification fee, payable to the City of Thorold, be submitted to the Secretary-Treasurer.
6. That all conditions of consent be fulfilled within two (2) years 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 create one new residential parcel (approximately 315.0 m² in size) from the existing lot known municipally as 26 Queen Street North (see Figure 1) to facilitate the construction of semi-detached dwelling units on separate freehold parcels and to allow for a builder's mortgage to be obtained for Part 1 only.

The lands were previously rezoned to site-specific Residential (R1C-107) through application D14-03-2025 under the City of Thorold Comprehensive Zoning By-law

60(2019) and are also part of the Solid Waste Disposal Assessment Site Overlay. Under the City of Thorold Official Plan (2016) and the Region of Niagara Official Plan (2022) the lands are designated as part of the Urban Living Area and Urban Area, Delineated Built-Up Area, and Area of Archaeological Potential, respectively.

Site Description

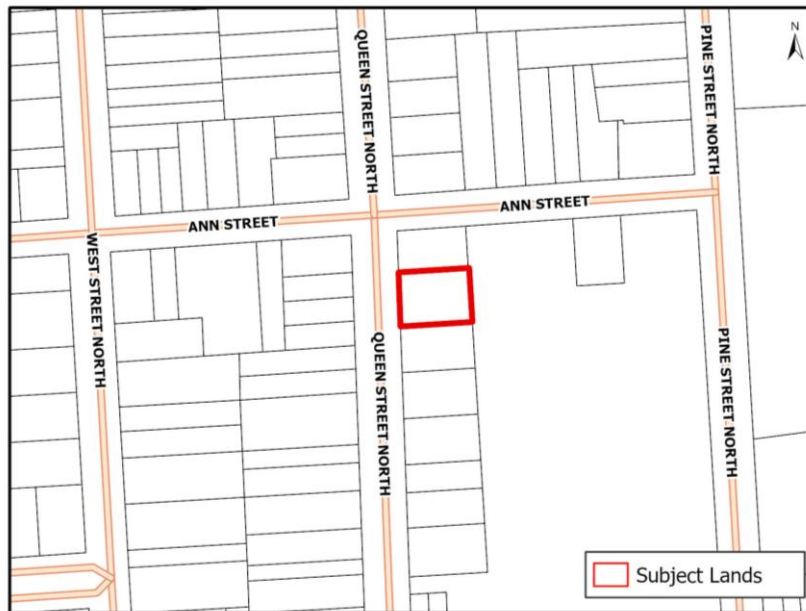


Figure 1: Location of 26 Queen Street North.

The subject lands are located on the eastern side of Queen Street North and south of the intersection with Ann Street (See Figure 1). The subject lands are zoned Residential (R1C-107) within the Comprehensive Zoning By-law 60(2019). The lands comprise approximately 631.86 m² within the Urban Living Areas of the City of Thorold Official Plan. Currently on site is the existing single detached dwelling to be demolished, a detached garage which is proposed to be moved off site and two (2) accessory structures which will be removed.

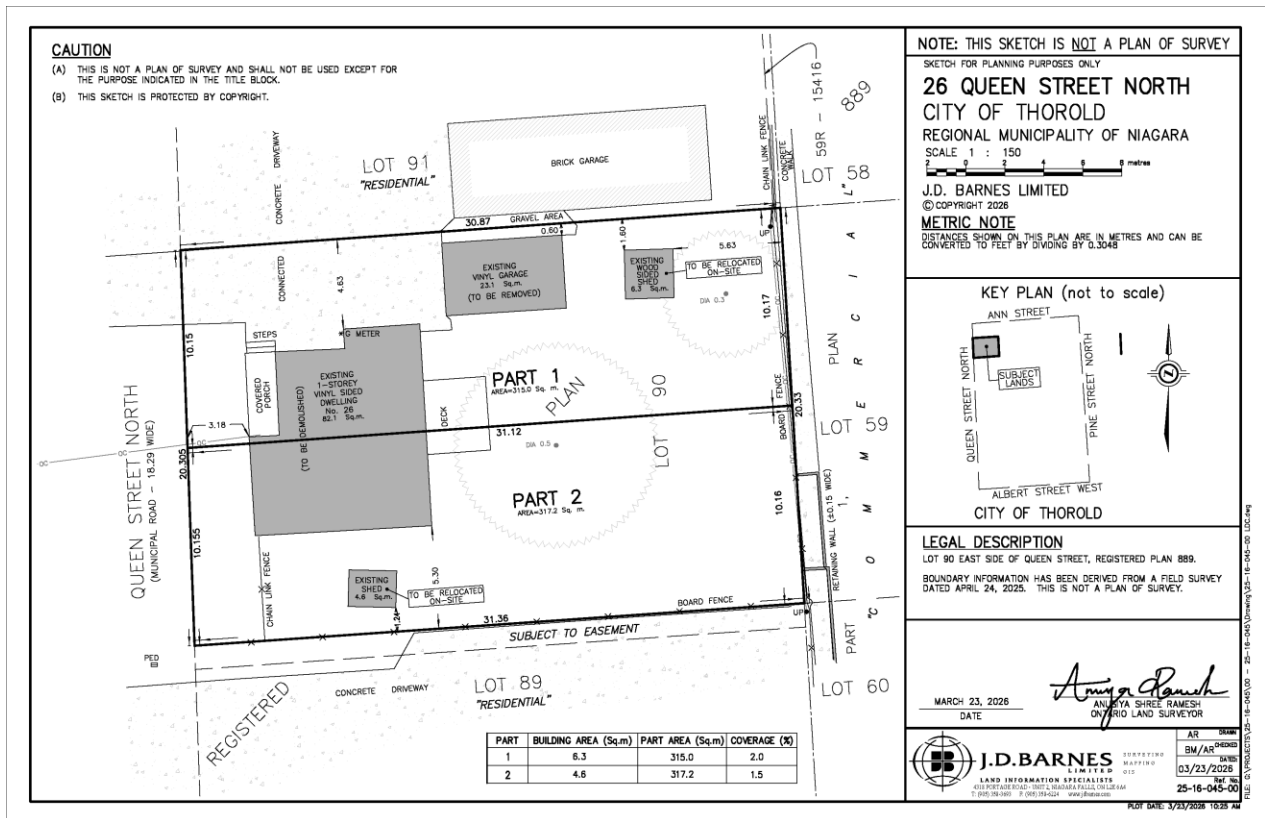


Figure 2: Proposed severance plan showing buildings to be demolished or removed.

Background Review

Planning Act, R.S.O. 1990

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.

Provincial Planning Statement (PPS)(2024)

The PPS provides the planning policy framework for municipalities within the Province of Ontario. The PPS 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 Provincial Planning Statement (PPS) (2024) contains the following policies which relate to the submitted application:

2.1.6a – Planning authorities should support the achievement of complete communities by: accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

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 well being 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.

2.3.1.3 – *Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*

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 Urban Area and Delineated Built-Up Area within the NOP. The following policies of the NOP relate to the submitted application:

2.2.1.1 *Development in urban areas will integrate land use planning and infrastructure planning to responsibly manage forecasted growth and to support:*

- a. the intensification targets in Table 2-2 and density targets outlined in this Plan;*
- b. a compact built form, a vibrant public realm, and a mix of land uses, including residential uses, employment uses, recreational uses, and public service facilities, to support the creation of complete communities;*
- c. a diverse range and mix of housing types, unit sizes, and densities to accommodate current and future market-based and affordable housing needs;*
- d. social equity, public health and safety, and the overall quality of life for people of all ages, abilities, and incomes by expanding convenient access to:
 - i. a range of transportation options, including public transit and active transportation;*
 - ii. affordable, locally grown food and other sources of urban agriculture;**

- iii. co-located public service facilities; and*
- iv. the public realm, including open spaces, parks, trails, and other recreational facilities;*
- e. built forms, land use patterns, and street configurations that minimize land consumption, reduce costs of municipal water and wastewater systems/services, and optimize investments in infrastructure to support the financial well-being of the Region and Local Area Municipalities;*
- f. opportunities for transit-supportive development pursuant to Policies 2.2.2.17, 2.2.2.18 and 2.2.2.19;*
- g. opportunities for intensification, including infill development, and the redevelopment of brownfields and greyfield sites;*
- h. opportunities for the integration of gentle density, and a mix and range of housing options that considers the character of established residential neighbourhoods;*
- i. the development of a mix of residential built forms in appropriate locations, such as local growth centres, to ensure compatibility with established residential areas;*
- j. conservation or reuse of cultural heritage resources pursuant to Section 6.5;*
- k. orderly development in accordance with the availability and provision of infrastructure and public service facilities; and*
- l. mitigation and adaptation to the impacts of climate change by:*
 - i. protecting natural heritage features and areas, water resource systems, and other components of the Region's natural environment system pursuant to Section 3.1;*
 - ii. where possible, integrating green infrastructure and low impact development into the design and construction of public service facilities and private development; and*

iii. promoting built forms, land use patterns, and street configurations that improve community resilience and sustainability, reduce greenhouse gas emissions, and conserve biodiversity.

Excerpt of Table 2-2

Niagara Region Minimum Residential Intensification Targets by Local Area Municipality 2021-2051		
Municipality	Units	Rate
Thorold	1,610	25%

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.*

2.3.1.4 - *New residential development and residential intensification are encouraged to be planned and designed to mitigate and adapt to the impacts of climate change by:*

a. facilitating compact built form; and

b. incorporating sustainable housing construction materials or practices, green infrastructure, energy conservation standards, water efficient technologies, and low impact development.

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 Urban Living Area within the CTOP. The following policies of the CTOP relate to the submitted application:

Excerpt of B1.1.3 - *In accordance with Provincial and Regional policy, the City will accommodate at least 15% of projected housing growth, or about 300 residential dwelling units, within the built boundary of Thorold as illustrated on the Land Use Schedules of this Plan.*

*For the purpose of this Plan, residential intensification includes the use of vacant or occupied residential lots, as well as the development or redevelopment of existing vacant land or underutilized land within the built boundary. In reviewing intensification proposals, the City will assess the density of such proposals relative to the surrounding neighbourhood as well as the site and building design of the proposal and how issues such as landscaping, traffic and parking have been addressed. The financial feasibility of or market potential for the proposed development will not form the basis of any decision to approve an intensification or redevelopment proposal.
(See Official Plan for full policy)*

B1.1.5 - *In addition to the criteria listed in Section B1.1.3, in considering a Zoning By-law Amendment and site plan application to permit a semi-detached dwelling, townhouse, multiple or apartment development, Council shall be satisfied that the proposal:*

- a) Respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;*
- b) Can be easily integrated with surrounding land uses;*
- c) Will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads; and,*
- d) Is located on a site that has adequate land area to incorporate required parking, amenity areas, recreational facilities, landscaping and buffering on-site.*

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

The subject lands are zoned site-specific Residential (R1C-107), which was established through D14-03-2025 under the CZBL. The site-specific zoning permits semi-detached dwellings and modified certain performance standards applicable to the lands.

The conceptual plan submitted with D14-03-2025 (Figure 3) showed the proposed semi-detached dwellings meeting all other zoning provisions. The proposed minimum lot area and minimum lot frontage meet the provisions of the R1C-107 zone. Based on the conceptual plans submitted in support of the application, no additional zoning relief appears necessary at this time. All other R1C-107 provisions will be reviewed at the Building Permit stage when the final site plan is submitted as part of the Zoning Compliance review.

To note, the CZBL also outlines requirements for development within the Solid Waste Disposal Assessment Area. Future development will be required to comply with these provisions and applicable Building Permit requirements.

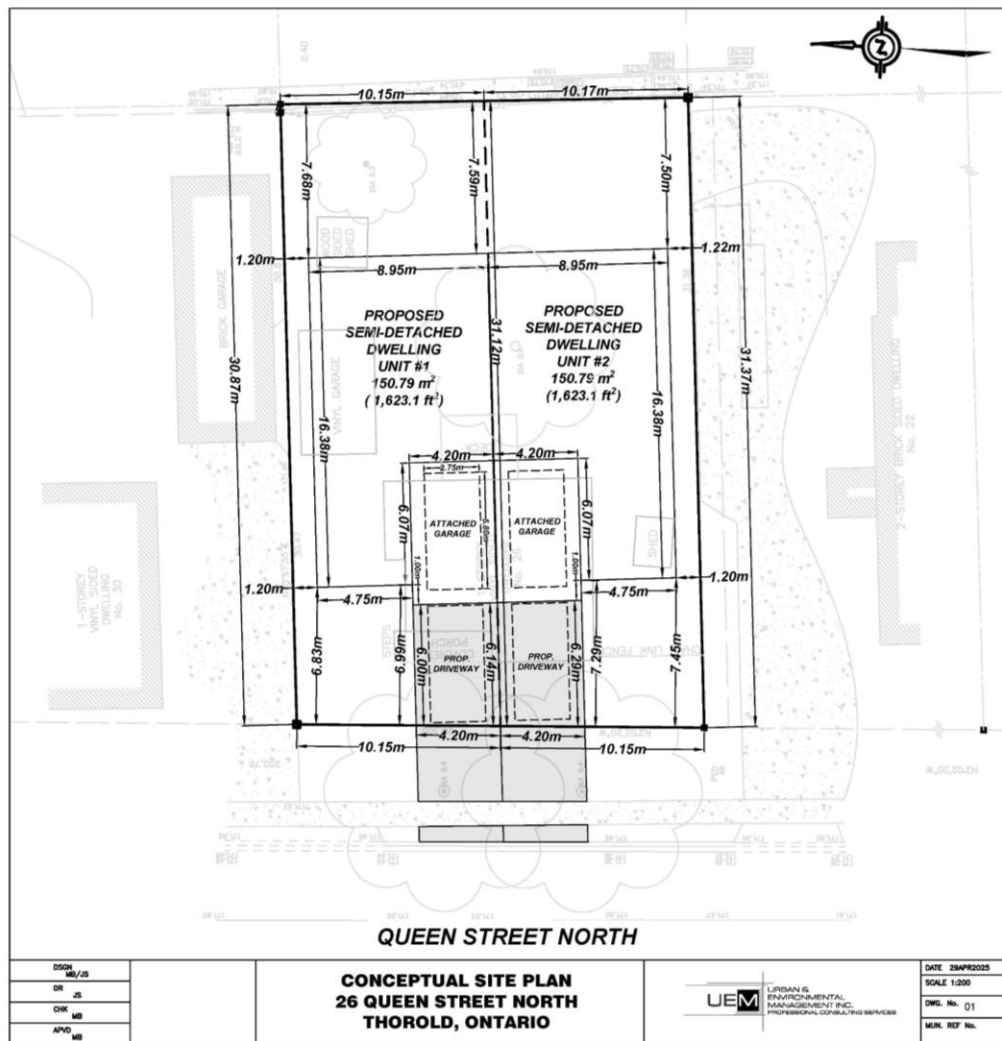


Figure 3: Proposed conceptual plans from D14-03-2025.

The following provisions of the CZBL relate to the submitted application:

Table 1: R1C-107 Zoning By-law Provisions			
Requirement	R1C-107	Proposed - Retained	Proposed - Subject
Minimum Lot Area	200 m ²	317.2 m ²	315.0 m ²
Minimum Lot Frontage	7.0 m	10.155 m	10.15 m

CONSENT PLANNING ANALYSIS

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

Planning Act

Planning staff are satisfied that a plan of subdivision is not necessary for the proper and orderly development of the lands. The proposal represents a minor urban infill lot creation within an established residential neighbourhood on full municipal services and with frontage on an existing public road.

Provincial Planning Statement (PPS) (2024)

Under the PPS planning authorities are directed to support the development of “complete communities” by providing for an appropriate range and mix of housing types. The proposed severance serves the intention of the PPS by creating an additional lot within an established neighbourhood in the City of Thorold. The proposed lot maintains the generally established neighbourhood character, while providing for the opportunity to increase residential density in close proximity to Downtown. Given the proposed lot size and frontage, in combination with existing OP and site-specific zoning provisions, a new residential dwelling may be developed on the created lot, subject to compliance with the applicable Official Plan, Zoning By-law, and Building Code requirements. This increased density is not anticipated to negatively impact the surrounding neighbourhood.

Planning staff is of the opinion that the proposal **meets** the intention of the PPS by supporting a form of gentle residential intensification that is compatible with the surrounding neighbourhood context through the creation of an additional residential parcel within the built boundary.

Niagara Regional Official Plan (NOP) (2022)

The City of Thorold is expected to accommodate a 25% growth rate between 2021 and 2051. Within the NOP, residential intensification and infill development are encouraged as a means to meet housing needs and forecasted growth. The NOP supports the development of compact built forms and integration of gentle density that takes into consideration the characteristics of established residential neighbourhoods. The purpose

of the consent is to facilitate the construction of a semi-detached dwelling which is in keeping with the existing characteristics of the neighbourhood.

As such, Planning staff are of the opinion that the proposal **meets** the general intent and goals of the NOP.

City of Thorold Official Plan (CTOP) (2016)

The subject lands fall within the Urban Living Area and are adjacent to Downtown Commercial designations. The purpose of lands within the designation are to “recognize the existing residential areas east and west of the Welland Canal and promote the efficient use of existing and planned community infrastructure.” The proposed consent will facilitate the intensification of the lot, contributing to a range and a mix of housing options. Residential intensification through the consent process may be permitted “provided the proposed lot and unit type is compatible with the established character of the street or neighbourhood where it is proposed.” The proposed development considers surrounding residential forms and characteristics where a variety of housing forms including multi-unit dwellings can be found.

Planning Staff have reviewed the proposed application against the criteria outlined in D4.2.1 and are of the opinion that the proposal conforms to the General Criteria for New Lots by Consent.

As such, Planning staff are of the opinion that the proposal **meets** the general intent and goals of the CTOP.

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

The lands received site-specific residential zoning R1C-107 through By-law 91-2025 in October 2025. The R1C-107 permits semi-detached dwellings and increases maximum lot coverage to 49.5% from 45%. Based on the conceptual plans submitted in support of the rezoning application, no additional zoning relief was identified at this time. Final zoning compliance will be confirmed through the building permit review process.

As such, Planning staff believe the proposal **meets** the intent of the CZBL, provided the recommended conditions are imposed.

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 (See Appendix 1), which are summarized below.

BUILDING:

- Please see attached comment.
- Building staff advised staff that a demolition permit is required for the existing structures on site.
- Demolition permit must be closed prior to the building permit application for the new semi-detached dwelling to qualify for demolition credits towards the development charges.
- Additionally, a complete site plan must be submitted that demonstrates compliance with OBC 9.10.15 at building permit application.

NIAGARA REGION:

- Please see attached comment.
- (Regional) Staff note there is an existing dwelling and accessory structure located on the property. As these structures are proposed to be removed, and the semi-detached structures are proposed to be in the general vicinity of the existing structures located on-site, staff offer no recommendations to the City for an archaeological assessment.
- Regional Infrastructure Planning and Development staff offer no objections to the proposed Zoning By-law Amendment application to facilitate the construction of two semi-detached dwellings on the property.

Planning staff note during the Zoning By-law Amendment application an arborist report by Davey Resource Group was submitted to support the removal of two trees (See Appendix 2). The trees were identified as Norway Maples, a non-native and invasive species that had received root damage as part of sidewalk upgrades. The report supported the removal of the trees and recommended a replanting plan with identified urban-tolerant species.

While not a condition of consent, future development of the lands for a semi-detached dwelling will require an Entrance permit.

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
NPCA City of Thorold Building City of Thorold Fire Niagara Region	Heritage Committee MNCFN City of Thorold Engineering City of Thorold Public Works City of Thorold Community Services City of St. Catharines Canada Post Ministry of Transportation NCDSB Bell Canada Cogeco Enbridge Hydro One OPG

Public Comments

Comments from a member of the public were received and are summarised below:

1. In order to limit noise and other construction disturbances to the surrounding neighbourhood, owner would build both dwellings simultaneously. Please confirm.
2. Owner/builder to review and follow bylaw regulations with regards to issues including but not limited to noise and equipment usage, hoarding, and street parking restrictions. This is of particular concern considering demolition has begun onsite without a permit. This occurrence reflects of a lack of knowledge or understanding of the building process.
3. Regarding the allowed footprint of the proposed units, I understand the owner is proposing very close to the maximum buildable area. However, this footprint coverage is not characteristic of the neighbourhood. Considering that the units are attached, the front elevation almost takes up the whole width of the lot. Although allowed legally, it does not add to the character of the community.

4. The severance sketch does not indicate how many stories the owner is proposing. Please clarify. Anything higher than one storey, (considering the width of the proposed units) would be visually overwhelming and out of character to the neighbourhood fabric. Additionally, the property at 30 Queen St. North (north of the site) will be significantly shaded, depending on the building height.
5. Are these units single family dwellings or other? If not, will they be legal rental units? Please clarify.

Please see Appendix 1 for the full comments.

Response to Resident Concerns

Planning staff have reviewed the comments received from the resident. Some of the concerns raised fall outside the scope of a consent application or were dealt with through the Zoning By-law Amendment (D14-03-2025). Responses are below:

1. Building permits for a semi-detached building would be submitted for the whole structure.
2. Any outstanding permits or work orders will be dealt with through Conditions of Consent or through By-law enforcement. Building staff reviewed a recent concern regarding demolition activity on the site and confirmed that no unauthorized demolition activity was occurring at the time of inspection.
3. Through Zoning By-law Amendment 91-2025 the site-specific zoning of R1C-107 was passed by Council. The site-specific zoning increased maximum lot coverage from 45 to 49.5%. The minimum interior side yard setback is 1.2 m and maximum height is 11.0 m which is consistent with the R1C zone. The majority of the lots on Queen Street North between Ann Street and Albert Street West are zoned R1C, except for three (3) lots zoned R3C, a higher density zoning, and one lot zoned Neighbourhood Commercial (C4).
4. The maximum permitted building height within the R1C-107 zone is 11.0 metres. Detailed review of the final building design will occur through the building permit process.
5. Residential units that are rented in the City of Thorold and meet certain criteria are subject to a Residential Rental License.

CONCLUSION

It is the recommendation of planning staff that Consent Application D10-02-2026, for the purpose of facilitating the development of a semi-detached dwelling at 26 Queen Street North **BE APPROVED**, subject to the conditions listed herein.

Prepared by:
Courtney Kaupp
Development Planner
City of Thorold Planning

Submitted by:
Nancy Reid
Senior Planner
City of Thorold Planning

Appendices

- | | |
|------------|---|
| Appendix 1 | Comments |
| Appendix 2 | Arborist Report by Davey Resource Group |



Appendix 1 - Comments



NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS

David Schoenholz

From: Paige Pearson <ppearson@npca.ca>
Sent: April 20, 2026 10:32 AM
To: City of Thorold Planning
Subject: FW: City of Thorold Committee of Adjustment - May 21st 2026
Attachments: D10-02-2026 Notice of Hearing.pdf

Hello,

The NPCA have reviewed the Consent Application, D10-02-2026, and can offer no objections. The subject property does not contain and is not impacted by NPCA regulated features and therefore, there are no comments to provide.

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

Stay informed on the proposed changes to Ontario's Conservation Authorities and what this means for NPCA and the communities we serve. Visit [Get Involved NPCA](#) for the latest updates. ***There are no changes to service delivery at this time — we remain your conservation authority.***

For more information on Permits and Planning please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 41/24 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>.

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

Sent: April 17, 2026 11:13 AM

To: Taran Lennard <tlenard@npca.ca>; Paige Pearson <ppearson@npca.ca>; Sarah Mastroianni <smastroianni@npca.ca>; Thomas Proks <tproks@npca.ca>; ██████████; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Daniel Dickson <Daniel.Dickson@thorold.ca>; David Hornblow <David.Hornblow@thorold.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>; Geoff Holman <Geoff.Holman@thorold.ca>; sritchie@stcatharines.ca; andrew.carrigan@canadapost.ca; Usama.Ali@ontario.ca; katie.young@niagararegion.ca; Jessica.Fajta@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; circulations@bell.ca;



CITY OF THOROLD BUILDING COMMENTS

From: [Dinesh Adhikari](#)
To: [City of Thorold Planning](#)
Subject: Re: City of Thorold Committee of Adjustment - May 21st 2026
Date: May 4, 2026 2:27:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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[image006.png](#)
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Good morning,
I have following comments from the Building Division.

- A demolition permit must be obtained through the Building Division for the existing building and the existing garage before proposed new construction.
- The demolition permit must be closed prior to submitting the building permit application for the new semi-detached dwelling in order to qualify for demolition credits on development charges from both the City and the Region.
- Provide a complete site plan with setbacks, spatial separation analysis including all unprotected opening dimensions, to demonstrate compliance with OBC 9.10.15 at the time of building permit application for the proposed new construction.

Best regards,
Dinesh



Dinesh Adhikari P. Eng.
Senior Plans Examiner – Building Inspector
Development Services
City of Thorold
905-227-6613 x288
P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON, L2V 4A7
www.thorold.ca

From: City of Thorold Planning <Planning@thorold.ca>
Sent: Friday, April 17, 2026 11:13 AM
To: tlennard@npca.ca <tlennard@npca.ca>; ppearson@npca.ca <ppearson@npca.ca>; smastroianni@npca.ca <smastroianni@npca.ca>; tproks@npca.ca <tproks@npca.ca>; [REDACTED]; Abby.LaForme@mncfn.ca <Abby.LaForme@mncfn.ca>; Megan.Devries@mncfn.ca <Megan.Devries@mncfn.ca>; Daniel Dickson <Daniel.Dickson@thorold.ca>; David Hornblow <David.Hornblow@thorold.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>; Geoff Holman <Geoff.Holman@thorold.ca>; sritchie@stcatharines.ca <sritchie@stcatharines.ca>; andrew.carrigan@canadapost.ca <andrew.carrigan@canadapost.ca>; Usama.Ali@ontario.ca <Usama.Ali@ontario.ca>; katie.young@niagararegion.ca <katie.young@niagararegion.ca>; Jessica.Fajta@niagararegion.ca <Jessica.Fajta@niagararegion.ca>; Lori.Karlewicz@niagararegion.ca <Lori.Karlewicz@niagararegion.ca>; Susan.Dunsmore@niagararegion.ca <Susan.Dunsmore@niagararegion.ca>; devtplanningapplications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com <planning@ncdsb.com>; circulations@bell.ca <circulations@bell.ca>; jeremy.leemet@cogeco.com <jeremy.leemet@cogeco.com>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; zone2scheduling@hydroone.com <zone2scheduling@hydroone.com>; landuseplanning@hydroone.com <landuseplanning@hydroone.com>; executivevp.lawanddevelopment@opg.com <executivevp.lawanddevelopment@opg.com>; talitha.laurenson@opg.com <talitha.laurenson@opg.com>
Cc: Courtney Kaupp <Courtney.Kaupp@thorold.ca>



CITY OF THOROLD FIRE AND EMERGENCY SERVICES COMMENTS

From: [FPO](#)
To: [City of Thorold Planning](#)
Subject: RE: City of Thorold Committee of Adjustment - May 21st 2026
Date: May 1, 2026 4:32:03 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

Good Afternoon,

Fire has no comments.

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: City of Thorold Planning <Planning@thorold.ca>
Sent: April 17, 2026 11:13 AM
To: tlennard@npca.ca; ppearson@npca.ca; smastroianni@npca.ca; tproks@npca.ca; [REDACTED]; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Daniel Dickson <Daniel.Dickson@thorold.ca>; David Hornblow <David.Hornblow@thorold.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>; Geoff Holman <Geoff.Holman@thorold.ca>; sritchie@stcatharines.ca; andrew.carrigan@canadapost.ca; Usama.Ali@ontario.ca; katie.young@niagararegion.ca; Jessica.Fajta@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; circulations@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; talitha.laurenson@opg.com
Cc: Courtney Kaupp <Courtney.Kaupp@thorold.ca>
Subject: City of Thorold Committee of Adjustment - May 21st 2026

Hello,

Please find the Notice of Hearing and application materials for the Consent Application listed below to be heard at the City of Thorold May 21st Committee of Adjustment meeting.

Consent D10-02-2026 26 Queen Street North [LINK](#)

Please review and provide comments to the Planning@Thorold.ca on or before **4:00 pm, Mary 4th, 2026**. If no comment or intention to provide response is received, we will consider this to mean there is no comment on the application.

Regards,



NIAGARA REGION COMMENTS

From: [Lucky Reddy, Adithi](#)
To: [City of Thorold Planning](#)
Cc: [Young, Katie](#)
Subject: RE: City of Thorold Committee of Adjustment - May 21st 2026
Date: May 1, 2026 1:30:38 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image012.png](#)
[2025-07-02_Region_Comments_26_Queen_Street_North_Thorold.pdf](#)

Hello,

Regional comments dated July 2, 2025, in response to the Zoning By-law Amendment (ZBA) application remain applicable. I have attached the Regional comment letter from the ZBA submission.

I would like to emphasize on the providing the following archaeological warning clause for information:

"If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the police and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C: <https://www.niagararegion.ca/projects/archaeological-management-plan/default.aspx>"

Thank you,



Adithi Lucky Reddy
Planner
Niagara Region, Sir Isaac Brock Way,
Thorold, ON, L2V 4T7, PO Box 1042
P: (905) 980-6000 ext. 3264
W: www.niagararegion.ca
E: adithi.luckyreddy@niagararegion.ca



My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.

From: City of Thorold Planning <Planning@thorold.ca>
Sent: Friday, April 17, 2026 11:13 AM
To: tlennard@npca.ca; ppearson@npca.ca; smastroianni@npca.ca; Thomas Proks <tproks@npca.ca>; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Daniel Dickson <Daniel.Dickson@thorold.ca>; David Hornblow <David.Hornblow@thorold.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>; Geoff Holman <Geoff.Holman@thorold.ca>; Scott Ritchie <sritchie@stcatharines.ca>; andrew.carrigan@canadapost.ca; Usama.Ali@ontario.ca; Young, Katie <Katie.Young@niagararegion.ca>; Fajta, Jessica <Jessica.Fajta@niagararegion.ca>; Karlewicz, Lori <Lori.Karlewicz@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; circulations@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com;

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

July 2, 2025

Region File: PLZBA202501327

Conor Warren
Development Coordinator
City of Thorold
8 Carleton Street South
Thorold, ON L2V 5C2

Dear Mr. Warren:

**Re: Regional and Provincial Comments
Proposed Zoning By-law Amendment
City File: D14-03-2025
Applicant: Paul Pierobon
Agent: Urban and Environmental Management Inc.
26 Queen Street North
City of Thorold**

Regional Infrastructure Planning and Development staff has reviewed the proposed Zoning By-law Amendment (ZBA) application for lands municipally known as 26 Queen Street North in the City of Thorold.

The ZBA application proposes to rezone the subject lands from Residential Four A (R4A) Zone to a site-specific Residential Four A (R4A) zone in the City of Thorold Zoning By-law to construct a semi-detached dwelling with two units, which will be added as an additional permitted use.

A pre-consultation meeting was not held to discuss the proposal. The following comments are provided from a Provincial and Regional perspective to assist the City with their consideration of the application.

Planning Act Changes

Staff advise pursuant to the *Planning Act*, as of March 31, 2025, Niagara Region became an upper-tier municipality without planning responsibilities. The council of an upper-tier municipality, on conditions agreed upon with the council of a local 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 application.

Under the Memorandum of Understanding for Engineering Review between the City and the Region, the comments related to waste collection are considered Regional requirements with respect to the Region's interests.

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.

Staff note there is an existing dwelling and accessory structure located on the property. As these structures are proposed to be removed, and the semi-detached structures are proposed to be in the general vicinity of the existing structures located on-site, staff offer no recommendations to the City for an archaeological assessment.

If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the police and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C:
<https://www.niagararegion.ca/projects/archaeological-management-plan/default.aspx>

Land Use Compatibility

Staff note that there is a commercial plaza located behind the subject lands. Staff note that mechanical equipment from the plaza may at times be audible for the future residents. In recognition of numerous dwellings located of equal distance, staff offer no recommended land use compatibility and/or noise study requirements.

July 2, 2025

Waste Collection

Niagara Region provides curbside waste collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste collection provided that the owner bring the waste to the curbside on the designated pick up day and that the following limits are not exceeded (based on current waste collection contract):

- No Limit green containers (collected weekly)
- 2 Garbage Containers per unit (collected bi-weekly)
- Curbside Collection Only

Staff advise the future semi-detached dwellings will be eligible for curbside collection, adhering to the above noted limits.

Circular Materials Ontario is responsible for the delivery of residential blue/grey box recycling collection services, and related information can be found at the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>

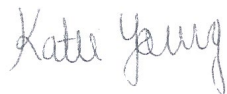
Conclusion

Regional Infrastructure Planning and Development staff offer no objections to the proposed Zoning By-law Amendment application to facilitate the construction of two semi-detached dwellings on the property.

Please be advised that through changes to the *Planning Act*, 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.

Kind regards,



Katie Young, MCIP, RPP
Senior Development Planner



PUBLIC COMMENTS



INTENDED TO BE SUBMITTED ANONYMOUSLY

May 04, 2026

City of Thorold
Development Services Department
8 Carleton South
Thorold, ON L2V5C2

Subject: Comments Regarding Application D10-02-2026 at 26 Queen Street North, PLAN GEORGE KEEFER LOT 90 NP889 Thorold, ON

To Whom it May Concern;

I am writing in response to the Notice of Public Hearing for Consent D10-02-2026 - 26 Queen Street North, Thorold. These comments are to be submitted anonymously to the committee.

My concerns and comments regarding the planned severance are the following:

1. In order to limit noise and other construction disturbances to the surrounding neighbourhood, owner would build both dwellings simultaneously. Please confirm.
2. Owner/builder to review and follow bylaw regulations with regards to issues including but not limited to noise and equipment usage, hoarding, and street parking restrictions. This is of particular concern considering demolition has begun onsite without a permit. This occurrence reflects of a lack of knowledge or understanding of the building process.
3. Regarding the allowed footprint of the proposed units, I understand the owner is proposing very close to the maximum buildable area. However, this footprint coverage is not characteristic of the neighbourhood. Considering that the units are attached, the front elevation almost takes up the whole width of the lot. Although allowed legally, it does not add to the character of the community.
4. The severance sketch does not indicate how many stories the owner is proposing. Please clarify. Anything higher than one storey, (considering the width of the proposed units) would be visually overwhelming and out of character to the neighbourhood fabric. Additionally, the property at 30 Queen St. North (north of the site) will be significantly shaded, depending on the building height.



Appendix 2 - Arborist Report



Arborist Report – 2025 Tree Assessment

This letter is regarding the ongoing assessment of two Norway Maples (*Acer platanoides*) located in the front yard of 26 Queen Street North, Thorold.

Assignment

The Client, Mr. Paul Peribon, owner of 26 Queen Street N in Thorold, requested a professional tree health and structural condition assessment for two mature Norway Maple trees located on the property. The assessment aims to provide a formal arboricultural opinion in support of a request for removal due to irreversible root zone disturbance caused by recent sidewalk construction. A replanting plan has also been proposed to ensure canopy replacement and environmental responsibility. The assessment and recommendations herein are based on observations taken by DRG's during the site assessment on October 15, 2025, by ISA Certified Arborist Kaitlyn Simpson.

Limitations of Assignment

It must be understood that DRG is the assessor of trees as it relates to the most current industry standards and best management practices. The assessment performed at this site pertained strictly to the tree(s) mentioned herein. The assessment was conducted from within the property at 964 Danforth Ave. This report does not speak to or seek to fulfill the regulatory requirements for permitting of injury or removal of trees. The client should incorporate the information and recommendations provided in this report into their future tree care plans, in a reasonable manner.

Site Information and Tree Assessment

- The site assessment took place at 10:30am on October 15, 2025, by ISA Certified Arborist Kaitlyn Simpson (ON-2642A) on behalf of DRG.
- Weather was approximately 15°C and mostly sunny.
- Assessed trees:
 - 2 x Norway Maple (*Acer platanoides*) in the front yard, directly adjacent (<30cm) to the newly installed municipal sidewalk. Sidewalk was installed approximately 2 months prior to this report.

Tree 1 – Norway Maple

- **DBH:** 47 cm
- **Height:** 8 m
- **Crown Spread:** 7 m
- **Condition:** Fair
- **Observations:**
 - Thinning canopy with ~25% deadwood
 - Presence of tar spot (*Rhytisma acerinum*) on foliage
 - Included bark at multiple branch unions
 - Girdling roots present
 - Numerous exposed roots with prior damage

Prepared by:

Davey Resource Group

Kaitlyn Simpson

500-611 Tradewind Dr., Ancaster, ON

(905)-961-8154

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**Tree 2 – Norway Maple**

- **DBH:** 43 cm
- **Height:** 7 m
- **Crown Spread:** 6 m
- **Condition:** Fair
- **Observations:**
 - Healthy foliage with ~20% deadwood
 - Presence of tar spot
 - Included bark observed
 - Girdling roots and exposed, aged root wounds

Construction Impacts

A new concrete sidewalk was installed within 30 cm of both tree trunks, resulting in critical root zone disturbance. This activity likely severed major structural and fine feeder roots, particularly those supporting the front quadrants of each tree. As root damage often manifests in delayed canopy decline and physiological stress, visible symptoms may not emerge until 2026–2028. The current fair-to-good health of the trees predates this construction injury and does not reflect the future compounded decline now expected.

Discussion

Norway Maples (*Acer platanoides*) are a non-native, invasive species in Southern Ontario, widely documented for their aggressive root systems, and interference with native canopy regeneration. While they were historically planted in urban streetscapes, current best management practices recognize that mature Norway Maples positioned within active development zones rarely tolerate root disturbance beyond 10–15% without entering measurable decline. Both trees at 26 Queen Street N have already experienced significant root zone disruption exceeding 30% of their Critical Root Zone (CRZ) due to the recently installed municipal sidewalk positioned less than 30 cm from the trunk base. These injuries include severing of both structural anchoring roots and fine feeder roots, which directly compromises long-term stability, required photosynthetic rates, and carbohydrate reserves necessary for stress recovery.

Root severance injuries of this scale do not produce immediate canopy symptoms, which more commonly become visual 1–3 years post-impact as progressive dieback, fungal colonization, opportunistic pest pressure, and decline in leaf size and density. Therefore, while both trees currently presents in “Fair” condition, their health status does not reflect the vigor and structural stress already induced. Combined with existing stressors such as girdling roots, included bark, and foliar tar spot, these trees now possess a significantly reduced ability to compartmentalize decay and regenerate lost root mass as their nutrient reserve is compromised. Furthermore, with the existing root damage, the capacity for either tree to absorb the needed water and nutrients is significantly jeopardized, which will lead to a decline in photosynthetic rates, and in turn canopy dieback. Once this balance is disrupted, full recovery is unlikely in a species already predisposed to decline under compaction, trenching, and grade change.

Further, the planned demolition of the existing dwelling and construction of a two-unit residential build will require excavation for tasks including but not limited to: new foundation footings, secondary driveway installation, multiple underground service connections, grading adjustments, staging zones for demolition equipment, and material stockpiling. These activities will occur directly within the Structural Root Plate (SRP) of both trees, an area recognized by ISA standards as non-negotiable for preservation.

Prepared by:

Davey Resource Group

Kaitlyn Simpson

500-611 Tradewind Dr., Ancaster, ON

(905)-961-8154

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No practical combination of tree protection hoarding, root pruning, or soil preservation measures could maintain root integrity or anchorage once demolition access and servicing trenches are introduced. Attempting to retain the trees through construction would result in significant crown instability, high-risk partial failures, or eventual unplanned hazardous removals, shifting liability to both the homeowner and municipality.

Given the aggressive nature of Norway Maple roots, their documented negative ecological contribution as an invasive species, and their now compromised structural and physiological condition due to recent and upcoming construction activity, their removal is not only justified — it is best practice. Proactive removal at this stage allows for controlled mitigation and replacement with more appropriate urban-tolerant specimens rather than reacting to predictable decline, limb failure, or public safety concerns in the coming seasons.

Mitigation Recommendations

To offset the loss of canopy cover, a replanting strategy will be implemented once all construction activities are complete. As a professional recommendation, *Syringa reticulata* ‘Ivory Silk’ (Ivory Silk Lilac) is proposed as the primary replacement species due to its compact size, salt tolerance, and suitability for urban settings. Should alternate species be required based on site conditions or availability, suitable options include *Cercis canadensis* (Eastern Redbud), *Amelanchier laevis* (Allegheny Serviceberry), *Acer ginnala* (Amur Maple), *Cornus alternifolia* (Pagoda Dogwood), and *Malus* ‘Royal Raindrops’ (Royal Raindrops Crabapple).

All replacement trees will be planted at a minimum 50 mm caliper and installed using best management practices for urban tree planting, including appropriate soil volume, root flare exposure, mulching, and watering to support long-term establishment and canopy recovery.

Conclusion and Recommendations

Based on the assessment of both Norway Maples at 26 Queen Street N, it is evident that their long-term structural stability and physiological viability have been significantly compromised. The recent installation of a new municipal sidewalk has resulted in the severing of critical structural and feeder roots—estimated to impact well over 30% of each tree’s root zone—placing both trees on a trajectory of irreversible decline. Due to the delayed onset of symptoms in mature trees, this stress will not fully manifest until 2026–2028. Combined with existing defects such as girdling roots, included bark, and foliar disease (tar spot), these factors present serious concerns for tree health and risk management. Furthermore, as an invasive species in Southern Ontario, Norway Maples contribute little ecological value and often outcompete native vegetation, further limiting justification for retention.

Planned demolition and redevelopment of the property, including the construction of a two-unit residential home, secondary driveway installation, and multiple underground service hookups, will unavoidably require excavation within the structural root plate of both trees. There are no practical or arboriculturally sound methods to preserve the trees through this process. As such, the proactive removal of both trees is recommended. To mitigate the loss of canopy cover, a replanting plan has been proposed, featuring *Syringa reticulata* ‘Ivory Silk’ as the primary replacement species, with several alternative urban-tolerant species identified. All replacement trees will be planted at a minimum 50 mm caliper and installed using proper tree planting techniques to ensure establishment and long-term success.

Prepared by:

Davey Resource Group

Kaitlyn Simpson

500-611 Tradewind Dr., Ancaster, ON

(905)-961-8154

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Appendix 1 – Photographs



Figure 1 – Tree #1 (left) and Tree #2 (right)



Figure 2 – Tree #2 and damaged roots. Date: June 5 2025.



Figure 3 – Tree #1 with proximity and height of new sidewalk. Date: Oct 15 2025.



Figure 4 – Tree #1 (left) and Tree #2 (right) with root damage during construction. Date: June 5 2025.



Appendix 2 – Arborist Qualifications

Kaitlyn Simpson is a Consulting Arborist with Davey Resource Group. Her formal education includes an Honours Bachelor of Environmental Management and Wildlife Biology from Lakehead University, Arboriculture diploma from Humber College, and Integrated Pest Management from the University of Maryland. Ms. Simpson has well over 8 years of varied work experience in the urban forestry, arboriculture, and education fields. Ms. Simpson has worked as an Urban Forester, Arborist, Plant Health Care Specialist, and Professor at Niagara and Humber College.

Certifications

ISA Certified Arborist ON-2642A

444A Qualified Arborist

Landscape Exterminator

ISA Tree Risk Assessment Qualified (TRAQ)

Tree Appraisal Qualified