



August 1, 2024

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Consent Application D10-14-2024
Consent Application D10-15-2024
26 Renfrew Drive
PLAN M12 LOT 2 RP 59R2309 PARTS 1 AND 3
2731 000 022 14800

PROPOSAL: Applications have been submitted for consent for the purpose of creating 2 lots. The subject parcels are shown as Parts 1, 2 and 3 on the drawing submitted, provided in **Appendix 1**. Part 2 (being 630 square metres) is proposed to be severed, and Part 3 (being 559 square metres) is proposed to be severed with the retained being labelled Part 1.



Figure 1: Location Map

RECOMMENDATIONS:

That Consent Application D10-14-2024, for the purpose of the creation of a new residential lot, **BE APPROVED** subject to the following conditions:

- 1) That the applicant provides the Secretary-Treasurer with a legal description, acceptable to the Registrar, of the subject parcel, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.

- 2) That the 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 years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.
- 3) That the applicant provides the Secretary-Treasurer with a copy of the transfer documents for the conveyance of the subject parcel, or a legal description of the subject parcel to be registered, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
- 4) That the 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 2 using the direct comparison approach, to the satisfaction of the City; and that the applicant pays to the City of Thorold a cash-in-lieu of parkland dedication, which shall be 5% of the appraised value of Part 2.
- 5) That the applicant provide entrance drawings submitted through the Entrance Permit process to the satisfaction of the Region of Niagara.
- 6) 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.
- 7) That all outstanding property taxes be paid prior issuance of the Certificate of Consent.
- 8) That all of these conditions shall be fulfilled within a period of two years after the giving of the Notice of Decision of the Committee of Adjustment, pursuant to Subsection 53(41) of the Planning Act, failing which this consent shall be deemed to be refused.

AND

That Consent Application D10-15-2024, for the purpose of the creation of a new residential lot, **BE APPROVED** subject to the following conditions:

- 1) That the applicant provides the Secretary-Treasurer with a legal description, acceptable to the Registrar, of the subject parcel, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
- 2) That the 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 years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.

- 3) That the applicant provides the Secretary-Treasurer with a copy of the transfer documents for the conveyance of the subject parcel, or a legal description of the subject parcel to be registered, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
- 4) That the 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 3 using the direct comparison approach, to the satisfaction of the City; and that the applicant pays to the City of Thorold a cash-in-lieu of parkland dedication, which shall be 5% of the appraised value of Part 3.
- 5) That the applicant provide entrance drawings submitted through the Entrance Permit process to the satisfaction of the Region of Niagara.
- 6) 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.
- 7) That the accessory structure on Part 3 be demolished/removed/relocated to the satisfaction of the City and that the applicant obtains any required building permit for the demolition/removal/relocation and that final inspection and closure of the permit is completed to the satisfaction of the City.
- 8) That all outstanding property taxes be paid prior issuance of the Certificate of Consent.
- 9) 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.

Although it is not a condition of consent, it is strongly recommended the applicant contact the City's Engineering department in regards to starting the process for separate municipal servicing for the proposed new lots.

Site Description

The subject lands are located on the south side of St David's Road, east of Tupper Drive , west of Collier Road North and north of Renfrew Drive, as shown in **Figure 1**. St. David's Road is classified as an arterial road on Schedule D of the City of Thorold Official Plan. There is an existing multi-use trail along the south side of the road, as well as an existing sidewalk along the north side of the road. The road is currently developed with an urban cross-section.

Background Review

The property is currently developed with a single-detached dwelling which is intended to remain on the retained parcel (Part 1). Both newly created parcels, (Part 2 and Part 3) are intended to be developed with Duplexes, both having driveway access off of St Davids Road.

The proposed consents will sever the parcel into three (3) parts. The subject parcel is shown as Parts, 1, 2, and 3 on the Severance Sketch (See Attachment A) prepared by Kirkup Mascoe Ure Surveying.

CONSENT PLANNING ANALYSIS

The applications for consent were reviewed with consideration of applicable policies in the *Provincial Policy Statement (2020)*, the *Regional Official Plan*, the *City of Thorold Official Plan* and the *City of Thorold Comprehensive Zoning Bylaw 60-2019*.

Provincial Policy Statement (2020) (PPS)

The PPS provides guidance on all land use planning matters in Ontario. All planning decisions must conform to the policies of the PPS. The subject lands are within a "settlement area" according to the PPS. Settlement areas are to be the focus of growth and development.

Therefore, in the opinion of staff, the consent applications are consistent with the PPS.

Regional Official Plan

As per the Region of Niagara's Official Plan (NOP), the subject lands are within the "Urban Built-Up Area". 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. 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 applications conform 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 where the City wishes to accommodate a range of residential uses and encourages intensification and/or the redevelopment of under-utilized lands. Staff is of the opinion that the proposed consent facilitates the creation of two (2) additional lots that are appropriate and in keeping with the intent of the Official Plan.

As such, the proposed consents conform to 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 with regard to the proposed Duplexes. No variances are required on either of the lots to be created.

COMMENTS:

Agency & Department Comments

The application was circulated to internal departments and external agencies for comments, which are summarized below. A copy of the agency and department comments received are provided in **Appendix 2**.

The following Departments/Agencies provided comments noting **no concerns** with the proposal: Niagara Peninsula Conservation Authority, Ministry of Transportation Ontario (MTO), Niagara Escarpment Commission (NEC), Cogeco, City Building Department, City of Thorold Heritage Advisory Committee (LACAC), and Hydro One.

The following Departments/Agencies did not provide comments on the proposal: Thorold Fire and Emergency Services, Bell Canada, Ontario Power Generation, Trillium Railway, Canada Post, Canadian National Railway, District School Board of Niagara, Niagara Catholic District School Board, City of St. Catharines, GIO Rail, and TransCanada Pipelines Limited.

City Tax Department

- City staff noted that the application is on a monthly pre-authorized payment plan.

Enbridge Gas

- Enbridge Gas provided the following comments:
 - Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.
 - Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/diggingsafety-for-contractors>
 - It is the responsibility of the applicant to verify the existing gas servicing does not encroach on more than one property when subdividing or severing an existing land parcel. For more details contact ONTLands@enbridge.com.

City Engineering Department

- City staff noted that the Engineering Department has the following comments in regards to this Consent Severance Application.
 - Each lot must have separate municipal services. Separate services to be located on site plan.
 - Grading plan for each property to be provided.
 - Each lot must have its own entrance to the property.
- Compliance with the above will be confirmed at the time of building permit.

Niagara Region

- Regional staff provided the following comments in regards to these Consent Severance applications.

Regional Transportation - ROAD WIDENING

The ROW width for RR#71 at 26 Renfrew Drive meets the ROP required. No widening required.

REGIONAL PERMITS AND ACCESS

As discussed at the precon meeting, the Region will need to review entrance drawings, provided through the Entrance Permit process for the new lots. Access to the proposed lots must be outside the bus bay on the south side of St. David's Road, this may require

an easement for a shared entrance. Any removal of trees for the new proposed entrance will require replanting.

Prior to any construction/work taking place within the Regional road allowance, a Regional Construction, Encroachment, and Entrance Permit must be obtained from the Transportation Services Division, Public Works Department. This can be done using the link below: <http://niagararegion.ca/living/roads/permits/default.aspx>

Restoration is to be to Regional standards using the link below:

<https://www.niagararegion.ca/living/roads/permits/construction-encroachment-specifications.aspx>

Servicing

Regional staff wish to advise the applicant that there is a 600mm diameter Regional storm gravity main and a 900mm diameter Regional watermain on St. David's Road at the subject property. The Regional mains are not to be damaged or disturbed during any future construction works for the proposed development. Any crossings of the Regional mains with servicing will require plan and profiles to be submitted to the Region for review and approval. No connections to the Regional services will be permitted where Local servicing is available.

It is the understanding of Regional staff that local sanitary and water laterals already exist, which are to be used for the new properties.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are met:

- Green – no limit (weekly)
- Waste – 2 bag/can limit per unit (bi-weekly)
- Curbside collection only

Circular Materials Ontario is responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information can be found using the following link: <https://www.circularmaterials.ca/resident-communities/niagara-region/>

Protection of Survey Evidence

Survey Evidence adjacent to Regional road allowances is not to be damaged or removed during the development of the property. We would request that any future agreements entered into for this development include a clause that requires the owner to obtain a certificate from an Ontario Land Surveyor stating that all existing and new evidence is in place at the completion of said development.

Conclusion

Based on the analysis and comments above, Regional staff offers no objection to the Consent Applications, conditional to, that the following drawings and information are forwarded for Regional review and approval prior to the final approval of the Consent:

- Entrance drawings submitted through the Entrance Permit process (see Regional Transportation section)

If you have any questions or wish to discuss these comments please contact Jake McGowan at extension 3345, or Josh Wilson, Project Manager, Transportation Planning at extension 3336.

Public Comments

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

CONCLUSION:

In conclusion, it is the recommendation of Planning staff that Consent Applications D10-14-2024 and D10-15-2024 requesting consent for creation of two (2) lots for residential development addressed as 26 Renfrew Drive, be approved subject to the conditions stated herein.

Prepared by:

ORIGINAL SIGNED

Jessica Abraham
Planner, Development Services

Respectfully Submitted By:

ORIGINAL SIGNED

Marc Davidson
Senior Development Planner,
Development Services



Appendix 1: Severance Sketch

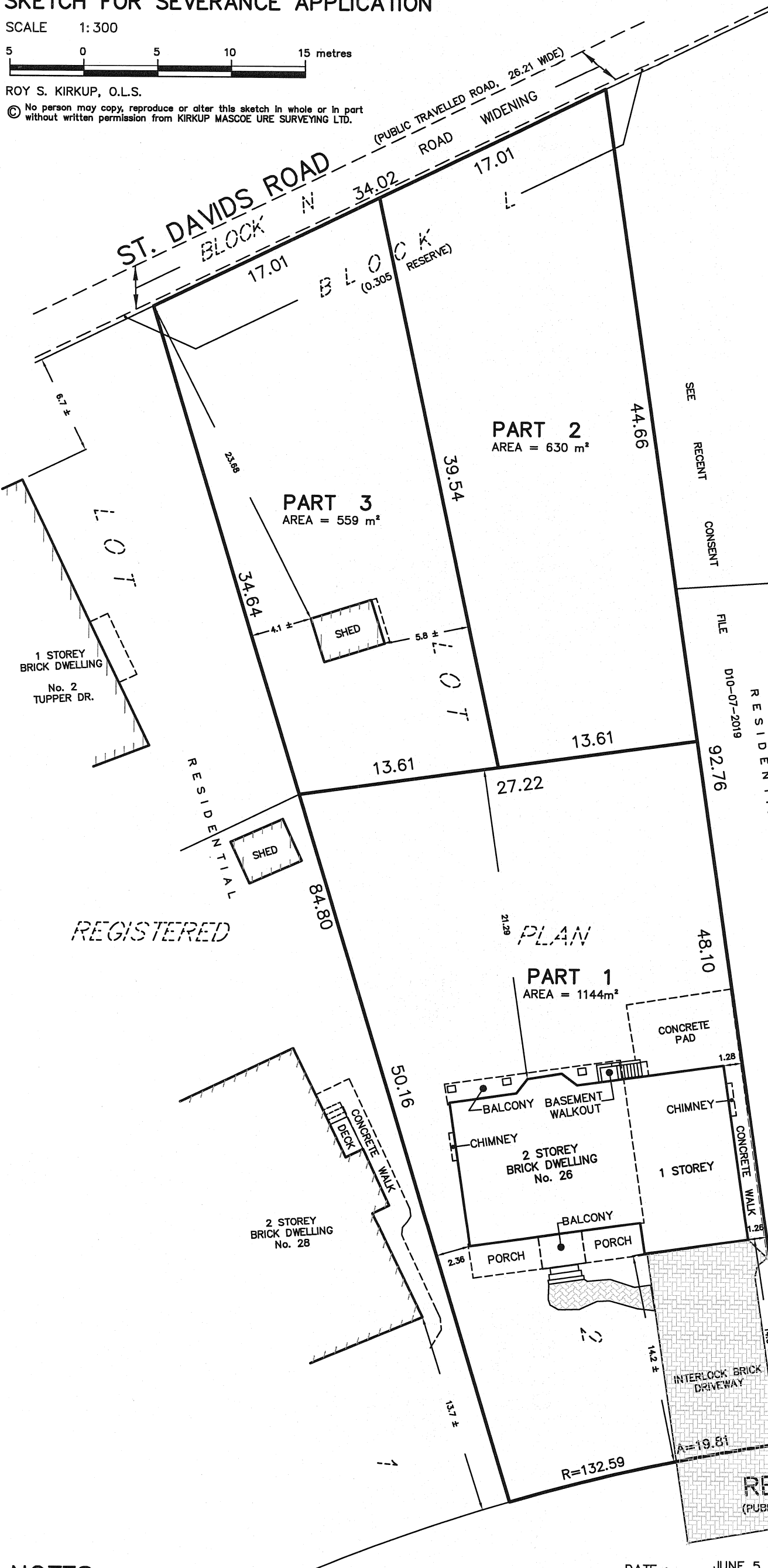
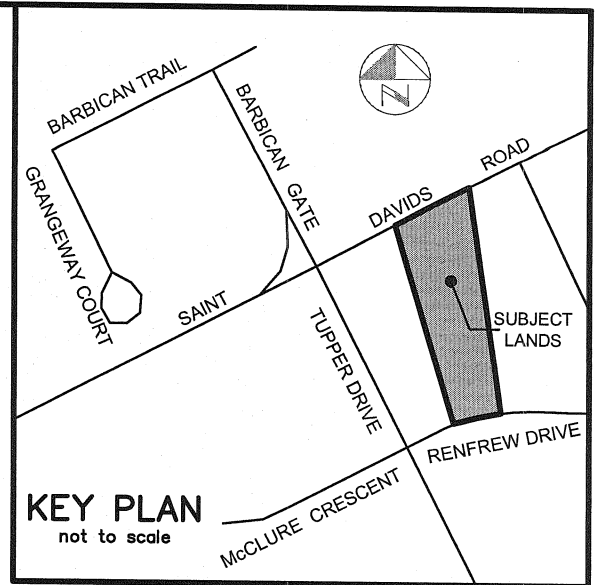
SKETCH FOR SEVERANCE APPLICATION

SCALE 1:300



ROY S. KIRKUP, O.L.S.

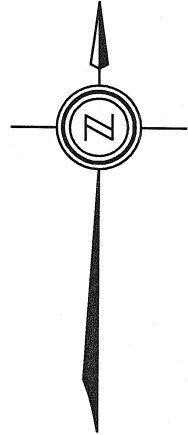
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NOTES

GEOGRAPHIC LOCATION BEING LOT 2, REGISTERED PLAN M-12, CITY OF THOROLD, REGIONAL MUNICIPALITY OF NIAGARA.

DISTANCES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS AND CALCULATIONS USING OFFICE RECORDS.

DATE : JUNE 5, 2019

Roy S. Kirkup
ROY S. KIRKUP
ONTARIO LAND SURVEYOR

THIS SKETCH IS NOT VALID UNLESS EMBOSSED WITH THE ORIGINAL SURVEYORS SEAL

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E-MAIL info@niagarasurveyors.com
www.niagarasurveyors.com

JOB No. :

2017-0247-1

DWG FILE : 17-0247-1-11dc

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

THIS SKETCH IS PREPARED FOR SEVERANCE APPLICATION ONLY AND IS NOT TO BE USED FOR MORTGAGE OR TRANSACTION PURPOSES



Appendix 2: Agency & Department Comments

Angela Nesbitt

From: Lucy Sacco
Sent: Monday, July 15, 2024 7:54 AM
To: Angela Nesbitt
Subject: RE: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

Hi Angi,
Please see below for taxes.



Lucy Sacco

Tax Clerk
Finance Department

City of Thorold

905-227-6613 x235

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

www.thorold.ca

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Sent: Friday, July 12, 2024 4:48 PM

To: Abu Rashed <Abu.Rashed@thorold.ca>; FPO <FPO@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jason Simpson <Jason.Simpson@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Justin Letourneau <Justin.Letourneau@thorold.ca>; Lucy Sacco <Lucy.Sacco@thorold.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>

Subject: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

Good afternoon,

The August 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/YKBbKS9MHsQc4ES> for the consent and minor variance applications listed below:

D10-13-2024 Aug 30/24	Consent	20 Regent Street	\$2,036.00 due
D13-22-2024	Minor Variance	11 Front Street South	Paid in Full
D10-14-2025 Authorized Payment Plan	Consent	26 Renfrew Drive Part 2	On Monthly Pre-
D13-21-2024 30/24	Minor Variance	18 Welland Street South	As Above \$666.58 due Aug

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, August 2nd, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

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

Angela Nesbitt

From: Adair, Kendra (MNRF) <Kendra.Adair@ontario.ca>
Sent: Monday, July 15, 2024 9:08 AM
To: Angela Nesbitt
Cc: Zirger, Rosi (MNRF); Veshkini, Afsoon (MNRF)
Subject: RE: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Angela,

Thank you for circulating the NEC. Please note the subject properties are located outside of the Niagara Escarpment Plan Area and Niagara Escarpment Development Control Area. As such, NEC staff have no comments.

Kind regards,

Kendra Adair (She/Her)

Planner | Niagara Escarpment Commission
232 Guelph Street, Georgetown, Ontario, L7G 4B1
905-703-0827 | www.escarpment.org



Niagara Escarpment Commission
An agency of the Government of Ontario

Accessibility: As part of the NEC's commitment to providing accessible service, please let me know if you have any accommodation needs or require the contents of this email in an alternative format.

Availability: NEC staff provide services in person, via telephone, or via email. To better serve you, **we ask that you make an appointment if you prefer to meet in person.** You may request an appointment with staff at escarpment.org/appointments.

Did you know: You can now submit Development Permit Applications to the Niagara Escarpment Commission online? Visit our [website](http://www.escarpment.org) to learn more.

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>
Sent: Friday, July 12, 2024 4:48 PM
To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton

<brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; KAUR, KIRANDEEP (MTO) <KIRANDEEP.KAUR2@ontario.ca>; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; Akhtar, Usman (MTO) <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; Adair, Kendra (MNRF) <Kendra.Adair@ontario.ca>; Zirger, Rosi (MNRF) <Rosi.Zirger@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

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Good afternoon,

The August 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/YKBbKS9MHsQc4ES> for the consent and minor variance applications listed below:

D10-13-2024	Consent	20 Regent Street
D13-22-2024	Minor Variance	11 Front Street South
D10-14-2025	Consent	26 Renfrew Drive Part 2
D10-15-2024	Consent	26 Renfrew Drive Part 3
D13-21-2024	Minor Variance	18 Welland Street South

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, August 2nd, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

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



Angela Nesbitt

From: Jason Simpson
Sent: Monday, July 15, 2024 1:58 PM
To: Angela Nesbitt
Subject: RE: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

Angi

Comments from the Building Division are as follows:

D10-13-2024 Consent 20 Regent Street

- A drawing of the east elevation of the building is required that identifies the area of the building face from ground level to the top of the exterior wall plus the area of each individual window on the east side of the building.

D13-22-2024 Minor Variance 11 Front Street South

- No concerns from the Building Division

D10-14-2025 Consent 26 Renfrew Drive Part 2

- No concerns from the Building Division

D10-15-2024 Consent 26 Renfrew Drive Part 3

- No concerns from the Building Division

D13-21-2024 Minor Variance 18 Welland Street South

- No *plumbing* serving a dwelling unit shall be installed in or under another unit of the building unless the piping is located in a tunnel, pipe corridor, common basement or parking garage, so that the piping is accessible for servicing and maintenance throughout its length without encroachment on any private living space.



Jason Simpson

Director of Development Services
Development Services

City of Thorold

905-227-6613 x244

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

www.thorold.ca



From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Sent: July 12, 2024 4:48 PM

To: Abu Rashed <Abu.Rashed@thorold.ca>; FPO <FPO@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jason Simpson <Jason.Simpson@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Justin Letourneau <Justin.Letourneau@thorold.ca>; Lucy Sacco <Lucy.Sacco@thorold.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>

Subject: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

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Please review and provide comments to the undersigned on or before 4:00 p.m. on Friday, August 2nd, 2024.

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

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

Angela Nesbitt

From: KAUR, KIRANDEEP (MTO) <KIRANDEEP.KAUR2@ontario.ca>
Sent: Tuesday, July 16, 2024 10:48 AM
To: Angela Nesbitt; Bell; Bell ROW; Canada Post; CN; Cogeco - Mike Embleton; District School Board of Niagara; Enbridge; GIO Rail; Heritage Thorold LACAC - Anne O'Hare; Hydro One - Brettney Brunton; Hydro One - Land Use Planning; Hydro One - Quinn Briscall; Hydro One - Zone 2 scheduling; MNCFN - Adam LaForme; Ali, Usama (MTO); Akhtar, Usman (MTO); NCDSB; Adair, Kendra (MNRF); Zirger, Rosi (MNRF); NPCA - Meghan Birbeck; NPCA - Sarah Mastroianni; NPCA Taran Lennard; OPG; Region - Alex Boekestyn; Region - Development Planning; St. Catharines; TransCanada PipeLines (MHBC on behalf of); Trillium Railway
Subject: RE: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

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Hello good morning, Angele

D10-13-2024	Consent	20 Regent Street
D13-22-2024	Minor Variance	11 Front Street South
D10-14-2025	Consent	26 Renfrew Drive Part 2
D10-15-2024	Consent	26 Renfrew Drive Part 3
D13-21-2024	Minor Variance	18 Welland Street South

The subject properties described above are all located outside the MTO Permit Control Area; therefore, we have no comments.

Thank you.
Best,

Kirandeep Kaur

Corridor Management Officer (Co-op) (Niagara) | Highway corridor Management
Ministry of Transportation | Ontario Public Service
647-625-1342 | Kirandeep.Kaur2@ontario.ca



Taking pride in strengthening Ontario, its places and its people

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>
Sent: Friday, July 12, 2024 4:48 PM
To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>;

MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; KAUR, KIRANDEEP (MTO) <KIRANDEEP.KAUR2@ontario.ca>; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; Akhtar, Usman (MTO) <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; Adair, Kendra (MNRF) <Kendra.Adair@ontario.ca>; Zirger, Rosi (MNRF) <Rosi.Zirger@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

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CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good afternoon,

The August 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/YKBbKS9MHsQc4ES> for the consent and minor variance applications listed below:

D10-13-2024	Consent	20 Regent Street
D13-22-2024	Minor Variance	11 Front Street South
D10-14-2025	Consent	26 Renfrew Drive Part 2
D10-15-2024	Consent	26 Renfrew Drive Part 3
D13-21-2024	Minor Variance	18 Welland Street South

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, August 2nd, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

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

Angela Nesbitt

From: Meghan Birbeck <mbirbeck@npca.ca>
Sent: Wednesday, July 17, 2024 2:23 PM
To: Angela Nesbitt
Cc: Taran Lennard
Subject: NPCA comments - Committee of Adjustment - AUGUST 2024

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Angela,

Thank you so much for circulating the NPCA Thorold's August COA packages.

Please see NPCA's comments below:

- D10-13-2024 Consent 20 Regent Street
 - There are no NPCA regulated features on the subject property and as such the NPCA has no comment and will not require a review fee.

- D13-22-2024 Minor Variance 11 Front Street South
 - There are no NPCA regulated features on the subject property and as such the NPCA has no comment and will not require a review fee.

- D10-14-2025 Consent 26 Renfrew Drive Part 2
 - There are no NPCA regulated features on the subject property and as such the NPCA has no comment and will not require a review fee.

- D10-15-2024 Consent 26 Renfrew Drive Part 3
 - There are no NPCA regulated features on the subject property and as such the NPCA has no comment and will not require a review fee.

- D13-21-2024 Minor Variance 18 Welland Street South
 - There are no NPCA regulated features on the subject property and as such the NPCA has no comment and will not require a review fee.

Best,
Meghan



Meghan Birbeck (MS)
Watershed Planner

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

905.788.3135 Ext 278
www.npca.ca
mbirbeck@npca.ca

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Sent: Friday, July 12, 2024 4:48 PM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; Meghan Birbeck <mbirbeck@npca.ca>; Sarah Mastroianni <smastroianni@npca.ca>; Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

Good afternoon,

The August 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/YKBBKS9MHsQc4ES> for the consent and minor variance applications listed below:

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D10-15-2024	Consent	26 Renfrew Drive Part 3
D13-21-2024	Minor Variance	18 Welland Street South

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, August 2nd, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

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

The information contained in this communication, including any attachment(s), may be confidential, is intended only for the use of the recipient(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure of this communication, or any of its contents, is prohibited. If you have

received this communication in error, please notify the sender and permanently delete the original and any copy from your computer system. Thank-you. Niagara Peninsula Conservation Authority.

IMPORTANT NOTICE

Effective April 15, 2024 the Niagara Peninsula Conservation Authority head office has moved to 3350 Merrittville Highway, Thorold Ontario L2V 4Y6

Angela Nesbitt

From: Anna O'Hare <AbfOHare@hotmail.com>
Sent: Thursday, July 18, 2024 9:07 AM
To: Angela Nesbitt
Subject: Re: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Angela,
Heritage Thorold has no comments regarding the items coming before the Committee of Adjustment at the August meeting.
Sincerely,

Anna
LACAC Thorold

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>
Sent: Friday, July 12, 2024 3:47 PM
To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@kogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>
Subject: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

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Please review and provide comments to the undersigned on or before 4:00 p.m. on Friday, August 2nd, 2024.

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

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

Angela Nesbitt

From: AMIN Pranav <Pranav.Amin1@HydroOne.com>
Sent: Thursday, July 18, 2024 10:26 AM
To: Angela Nesbitt
Subject: Thorold - 26 Renfrew Drive Part 2 and 26 Renfrew Drive Part 3 - D10-14-2025 and D10-15-2024

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We are in receipt of your Application for Consent, D10-14-2025 and D10-15-2024 dated July 12th, 2024. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

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

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

MENU

HELP

SEARCH

Customers Affected:  >5000  501-5000  51-500  21-50 



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Please let me know if you have any questions or concerns.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

Angela Nesbitt

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: Thursday, July 18, 2024 1:32 PM
To: Angela Nesbitt
Subject: RE: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd: Enbridge comments just to Consent File #s D10-13-2024, D10-14-2025,D10-15-2024

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your circulation.

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

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

It is the responsibility of the applicant to verify the existing gas servicing does not encroach on more than one property when subdividing or severing an existing land parcel. For more details contact ONTLands@enbridge.com.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET (he/him)

Sr Analyst, Municipal Planning
Engineering

ENBRIDGE

TEL: 416-495-6411

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Sent: Friday, July 12, 2024 4:48 PM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; Municipal Planning <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines

<sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: [External] Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

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

Good afternoon,

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D10-15-2024	Consent	26 Renfrew Drive Part 3
D13-21-2024	Minor Variance	18 Welland Street South

Please review and provide comments to the undersigned on or before 4:00 p.m. on Friday, August 2nd, 2024.

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

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



Angela Nesbitt

From: Mike Embleton <mike.embleton@cogeco.com>
Sent: Thursday, July 18, 2024 3:03 PM
To: Angela Nesbitt
Subject: Re: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Angela,
Cogeco has no comment on any of these Minor Variance or Consent applications.

Thanks,
Mike

D10-13-2024	Consent	20 Regent Street
D13-22-2024	Minor Variance	11 Front Street South
D10-14-2025	Consent	26 Renfrew Drive Part 2
D10-15-2024	Consent	26 Renfrew Drive Part 3
D13-21-2024	Minor Variance	18 Welland Street South

On Fri, Jul 12, 2024 at 4:47 PM Angela Nesbitt <Angela.Nesbitt@thorold.ca> wrote:

Good afternoon,

The August 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/YKBbKS9MHsQc4ES> for the consent and minor variance applications listed below:

D10-13-2024	Consent	20 Regent Street
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Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

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

Angela Nesbitt

From: NORTON Craig <Craig.Norton@HydroOne.com>
Sent: Friday, July 19, 2024 7:54 AM
To: Angela Nesbitt
Cc: JOHNSTONE Sonja; BRISCALL Quinn
Subject: FW: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd-303565322 - Hydro One
Attachments: City File D13-22-2024 - Hydro One Site Plan Markup.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Angela,

Please see Hydro One requirements for the following minor variance/lot severance listed below. All other City files located within this folder, Hydro One has no further objections or comments.

City File D13-22-2024 – 11 Front St North

Hydro One requests that a registered easement be granted on this property to maintain service access to existing buildings as a result of the proposed severance. This is a Hydro One requirement, otherwise affected properties will be landlocked from supply point on Ekins Lane. See markup sketch for reference, further consultation can be directed to local supervising technician Quinn.Briscall@hydroone.com

Thanks,

Craig Norton

Area Distribution Engineering Technician
Hydro One Networks Inc.
Design Services
289.541.5038
[HydroOne.com](https://www.hydroone.com)

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Sent: Friday, July 12, 2024 4:48 PM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; BRUNTON Brettney <Brettney.Brunton@HydroOne.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; BRISCALL Quinn <Quinn.Briscall@HydroOne.com>; ZONE 2 SCHEDULING <Zone2Scheduling@HydroOne.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway

<aaron.white@trilliumrailway.com>

Subject: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

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

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- D10-15-2024 Consent 26 Renfrew Drive Part 3
- D13-21-2024 Minor Variance 18 Welland Street South

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, August 2nd, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

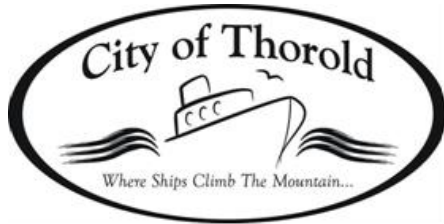
Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



Memorandum
City of Thorold
Operations Department
905-227-3535

To: Angela Nesbitt, Planning Clerk
From: Jenny Rodriguez, Engineering Tech.
Subject: Consent D10-14-2024 26 Renfrew Drive Part 2
Date: July 30, 2024

Please be advised that the Engineering Department has the following comments in regards to this Consent Application.

- Grading Plan
- Separate services
- Separate entrance

Should you have any questions, please contact the undersigned.

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

VIA E-MAIL ONLY

Application for Consent

Proposal: The applicant is proposing to create two additional building lots in the rear yard fronting onto St. David's Road.

Location: 26 Renfrew Drive
City of Thorold

Our File: PLCS202400861 / PLCS202400862
City File: D10-14-2024 / D15-2024

Regional Planning and Development Services staff have completed a review of the following materials which were provided as part of an application for a consent application for a severance located at 26 Renfrew Drive in the City of Welland:

- Notice of Public Hearing and Applications, dated July 12th, 2024

The following comments are provided from a Regional and Provincial perspective to assist in reviewing the Consent Application.

Regional Transportation

ROAD WIDENING

The ROW width for RR#71 at 26 Renfrew Drive meets the ROP required. No widening required.

REGIONAL PERMITS AND ACCESS

As discussed at the precon meeting, the Region will need to review entrance drawings, provided through the Entrance Permit process for the new lots. Access to the proposed lots must be outside the bus bay on the south side of St. David's Road, this may require an easement for a shared entrance. Any removal of trees for the new proposed entrance will require replanting.

Prior to any construction/work taking place within the Regional road allowance, a Regional Construction, Encroachment, and Entrance Permit must be obtained from the Transportation Services Division, Public Works Department. This can be done using the link below:

<http://niagararegion.ca/living/roads/permits/default.aspx>

Restoration is to be to Regional standards using the link below:

<https://www.niagararegion.ca/living/roads/permits/construction-encroachment-specifications.aspx>

Servicing

Regional staff wish to advise the applicant that there is a 600mm diameter Regional storm gravity main and a 900mm diameter Regional watermain on St. David's Road at the subject property. The

Regional mains are not to be damaged or disturbed during any future construction works for the proposed development. Any crossings of the Regional mains with servicing will require plan and profiles to be submitted to the Region for review and approval. No connections to the Regional services will be permitted where Local servicing is available.

It is the understanding of Regional staff that local sanitary and water laterals already exist, which are to be used for the new properties.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are met:

- Green – no limit (weekly)
- Waste – 2 bag/can limit per unit (bi-weekly)
- **Curbside collection only**

Circular Materials Ontario is responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information can be found using the following link:
<https://www.circularmaterials.ca/resident-communities/niagara-region/>

Protection of Survey Evidence

Survey Evidence adjacent to Regional road allowances is not to be damaged or removed during the development of the property. We would request that any future agreements entered into for this development include a clause that requires the owner to obtain a certificate from an Ontario Land Surveyor stating that all existing and new evidence is in place at the completion of said development.

Conclusion

Based on the analysis and comments above, Regional staff offers no objection to the Consent Application, conditional to that the following drawings and information are forwarded for Regional review and approval prior to the final approval of the Consent:

- Entrance drawings submitted through the Entrance Permit process (see Regional Transportation section)

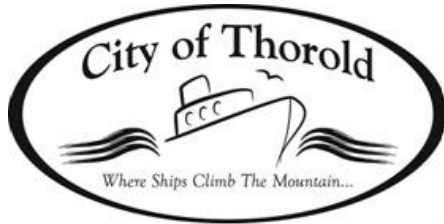
If you have any questions or wish to discuss these comments please contact the undersigned at extension 3345, or Josh Wilson, Project Manager, Transportation Planning at extension 3336.

Best Regards,



Jake McGowan
Development Approvals Technician, Niagara Region

cc. Josh Wilson, Project Manager, Transportation Planning, Niagara Region
Susan Dunsmore, Manager Development Engineering, Niagara Region
Alex Boekestyn, Development Planner, Niagara Region



Memorandum
City of Thorold
Operations Department
905-227-3535

To: Angela Nesbitt, Planning Clerk
From: Jenny Rodriguez, Engineering Tech.
Subject: Consent D10-15-2024 26 Renfrew Drive Part 3
Date: July 30, 2024

Please be advised that the Engineering Department has the following comments in regards to this Consent Application.

- Grading Plan
- Separate services
- Separate entrance

Should you have any questions, please contact the undersigned.

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

VIA E-MAIL ONLY

Application for Consent

Proposal: The applicant is proposing to create two additional building lots in the rear yard fronting onto St. David's Road.

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The ROW width for RR#71 at 26 Renfrew Drive meets the ROP required. No widening required.

REGIONAL PERMITS AND ACCESS

As discussed at the precon meeting, the Region will need to review entrance drawings, provided through the Entrance Permit process for the new lots. Access to the proposed lots must be outside the bus bay on the south side of St. David's Road, this may require an easement for a shared entrance. Any removal of trees for the new proposed entrance will require replanting.

Prior to any construction/work taking place within the Regional road allowance, a Regional Construction, Encroachment, and Entrance Permit must be obtained from the Transportation Services Division, Public Works Department. This can be done using the link below:

<http://niagararegion.ca/living/roads/permits/default.aspx>

Restoration is to be to Regional standards using the link below:

<https://www.niagararegion.ca/living/roads/permits/construction-encroachment-specifications.aspx>

Servicing

Regional staff wish to advise the applicant that there is a 600mm diameter Regional storm gravity main and a 900mm diameter Regional watermain on St. David's Road at the subject property. The

Regional mains are not to be damaged or disturbed during any future construction works for the proposed development. Any crossings of the Regional mains with servicing will require plan and profiles to be submitted to the Region for review and approval. No connections to the Regional services will be permitted where Local servicing is available.

It is the understanding of Regional staff that local sanitary and water laterals already exist, which are to be used for the new properties.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are met:

- Green – no limit (weekly)
- Waste – 2 bag/can limit per unit (bi-weekly)
- **Curbside collection only**

Circular Materials Ontario is responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information can be found using the following link:
<https://www.circularmaterials.ca/resident-communities/niagara-region/>

Protection of Survey Evidence

Survey Evidence adjacent to Regional road allowances is not to be damaged or removed during the development of the property. We would request that any future agreements entered into for this development include a clause that requires the owner to obtain a certificate from an Ontario Land Surveyor stating that all existing and new evidence is in place at the completion of said development.

Conclusion

Based on the analysis and comments above, Regional staff offers no objection to the Consent Application, conditional to that the following drawings and information are forwarded for Regional review and approval prior to the final approval of the Consent:

- Entrance drawings submitted through the Entrance Permit process (see Regional Transportation section)

If you have any questions or wish to discuss these comments please contact the undersigned at extension 3345, or Josh Wilson, Project Manager, Transportation Planning at extension 3336.

Best Regards,



Jake McGowan
Development Approvals Technician, Niagara Region

cc. Josh Wilson, Project Manager, Transportation Planning, Niagara Region
Susan Dunsmore, Manager Development Engineering, Niagara Region
Alex Boekestyn, Development Planner, Niagara Region