



July 29, 2024

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

**SUBJECT:** Minor Variance Application D13-22-2024  
11 Front St S, Thorold, Ontario  
PLAN ROLLS PT LOT 15 NP890 891

**PROPOSAL:** An application has been submitted for a two-storey structure to the rear of the existing 2-storey brick building to accommodate 9 (nine) rental studio apartments. The lands are zoned Downtown Main Street (C1) in accordance with the City's Comprehensive Zoning Bylaw 60-2019. In order to facilitate the development, the following variance from the provisions of Part 6 – General Regulations, Section 6.15 – Parking Space Requirements of Bylaw 2140 (97) is being requested:

- Relief from Part 6 – General Regulations, Table 6.15.1(1): To reduce the parking space requirements for an apartment building containing no more than 15 units from 1.5 parking spaces per unit (17 spaces) required to 3 (three) spaces.

**RECOMMENDATION:**

That Minor Variance Application D13-22-2024 to reduce the required number of parking spaces from 17 (seventeen) to 3 (three) **BE APPROVED.**

Site Description

The subject lands are located to the west side of Front Street South, east of Towpath Street, south of Albert Street West and north of Sullivan Avenue, as shown in **Figure 1**. The land is currently developed with a commercial store and 2 residential units above. The proposal is for a two-storey structure to be erected to the rear of the existing building, as shown in the proposed Site Plan (**Appendix 1**).



**Background Review**

The subject property is zoned Downtown Main Street (C1) in the City of Thorold Comprehensive Zoning Bylaw 60-2019, as amended. The C1 zone permits apartment buildings in accordance with the regulations contained in Part 7, Table 7.3 – Lot, Building and Structure Requirements in the Commercial Zones. A review of the proposed self-storage facility in comparison with the provisions for the C1 zone is provided in the table below.

**Table 1: Bylaw 2140(97) – Section 6.15.1(1) – General Provisions**

Bylaw 2140(97) – Section 6.15.1(1) Parking Space Requirements		
Provisions	Residential Zones Requirement	Provided
Apartment building containing more than 15 (fifteen) dwelling units	1.5 spaces per dwelling unit (17 spaces required)	3 spaces*

\*Denotes zoning deficiency

**MINOR VARIANCE PLANNING ANALYSIS:**

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

- The variance maintains the general intent and purpose of the Zoning Bylaw.
- The variance maintains the general intent and purpose of the Official Plan.
- The variance is appropriate for the development or use of the land.
- The variance is minor in nature.

A summary of planning staff’s review of the proposed variances with respect to each of these considerations is provided below.

**Is the general intent and purpose of the Zoning Bylaw maintained?**

The intent of the parking requirement is to ensure adequate parking is provided for the public. The proposed development would result in a total of 11 (eleven) dwelling units, the proponents are proposing to provide 3 (three) parking spaces, whereas 17 (seventeen) spaces are required.

There are presently a number of municipal lots situated around downtown Thorold. In this instance there is a lot located directly west of the subject property at the old firehall municipal parking lot, which accommodates 40 (forty) parking spaces. Adequate parking for these 11 (eleven) units is provided in the downtown core in terms of the many municipal lots that are provided.

Staff are satisfied that the variance requested to permit a reduction in the parking requirement from 17 (seventeen) to 3 (three), maintains the general intent and purpose of the bylaw.

**Is the general intent and purpose of the Official Plan maintained?**

The subject property is located in the Thorold Centre Community Improvement Area and the Downtown Thorold Community Improvement Area. The intent of these intensification corridors is for high density intensification to provide more housing. The proposed development supports complete communities that accommodate the needs for different types and sizes of housing. While giving space that would be used up by parking to accommodate for additional housing.

Therefore, staff is of the opinion the requested variance to reduce parking from 17 (seventeen) spaces to 3 (three) maintains the general intent and purpose of the Official Plan.

**Is the variance appropriate for the development of the land?**

This is not a subjective test as to whether the variance is appropriate to the Applicant or to neighbouring property owners. Rather, the test examines whether the variance is desirable from the standpoint of permitting appropriate development as a public interest.

According to the City's Official Plan, The Niagara Region Plan, and the Provincial Policy statement, additional housing of different types is needed. Along with ranging types of housing, intensification is encouraged, especially in downtown intensification corridors. As such, staff is of the opinion the requested variance is appropriate for the development of the land.

### **Is the variance minor?**

In making a determination of whether a variance is minor, Committee will have more regard for the degree of impact which could result from the relief and less regard to the magnitude of numeric or absolute relief sought by the applicant.

In staff's opinion, the intent of this development is to use the space that would be used for parking for additional living space by building an apartment building on it. Providing the parking on site for the proposed development would not be an option with the size of the lot and the size of parking space requirements.

In staff's opinion the variance for parking can be addressed through the adjacent municipal parking lots, and will maintain the compatibility with the surrounding area. As such, the variance to reduce the parking required from 17 (seventeen) spots to 3 (three) is appropriate development for the land.

### **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 Escarpment Commission, City Building Department, City Engineering Division, Ministry of Transportation Ontario (MTO), Cogeco, City of Thorold Heritage Advisory Committee (LACAC), City Tax Department, and Niagara Peninsula Conservation Authority (NPCA).

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

#### **Hydro One**

- Hydro One staff provided the following comments in regards to this Minor Variance application.
  - 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](mailto:Quinn.Briscall@hydroone.com)

### Niagara Region

- Regional staff provided the following comments in regards to this Minor Variance application.
  - Regional Growth Strategy and Economic Development staff does not object to the proposed Minor Variance Application, in principle, as the proposal is consistent with the PPS and conforms to Provincial and Regional policies. As discussed above, staff note that requirements and conditions related to archaeological resource interests and site condition standards are to be addressed through the future Site Plan Approval application.

### 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. A copy of the public comments received are provided under **Appendix 3**.

### **CONCLUSION:**

In conclusion, it is the recommendation of Planning staff that minor variance application D13-22-2024 requesting a minor variance to the City of Thorold Comprehensive Zoning Bylaw 2140(97) to decrease the required parking from 17 (seventeen) spaces to 3 (three) spaces, for the purpose of using the space for additional dwelling units **BE APPROVED**.

Prepared by:

ORIGINAL SIGNED

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Jessica Abraham  
Planner, Development Services

Respectfully Submitted By:

ORIGINAL SIGNED

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Marc Davidson  
Senior Development Planner,  
Development Services



## **Appendix 1: Site Plan**





## **Appendix 2: Agency & Department Comments**

## Angela Nesbitt

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**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](http://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 2<sup>nd</sup>, 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](http://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](http://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](http://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,

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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](http://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

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**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>

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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 2<sup>nd</sup>, 2024.

Thanking you in advance.

Respectfully,



**Angela Nesbitt** ACST-A

Planning Clerk  
Development Services

**City of Thorold**

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## 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

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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](mailto: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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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](http://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](http://www.npca.ca)  
[mbirbeck@npca.ca](mailto: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>

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Thanking you in advance.

Respectfully,



**Angela Nesbitt** ACST-A

Planning Clerk  
Development Services

**City of Thorold**

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

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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

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**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

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 2<sup>nd</sup>, 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](http://www.thorold.ca)

## Angela Nesbitt

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**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](mailto: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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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 2<sup>nd</sup>, 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](http://www.thorold.ca)

## Angela Nesbitt

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**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](mailto:Angela.Nesbitt@thorold.ca)>

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

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

<[aaron.white@trilliumrailway.com](mailto: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. \*\*\***

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

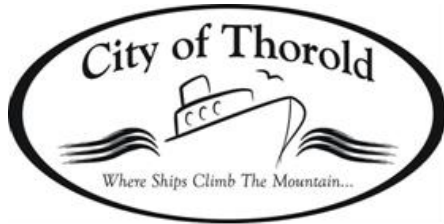
Planning Clerk  
Development Services

**City of Thorold**

905-227-6613 x259

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

[www.thorold.ca](http://www.thorold.ca)



**Memorandum**  
City of Thorold  
Operations Department  
905-227-3535

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**To:** Angela Nesbitt, Planning Clerk  
**From:** Jenny Rodriguez, Engineering Tech.  
**Subject:** Minor Variance D13-22-2024 11 Front Street South  
**Date:** July 30, 2024

---

Please be advised that the Engineering Department has no comments in regards to this Minor Variance Application.

Should you have any questions, please contact the undersigned.

Jenny Rodriguez,  
Engineering Technician, Engineering Division  
[jenny.rodriguez@thorold.ca](mailto:jenny.rodriguez@thorold.ca)  
(905) 227-6613. Ext. 261

**Growth Strategy and Economic Development**

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

905-980-6000 Toll-free:1-800-263-7215

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**Via Email Only**

August 2, 2024

File Number: PLMV202400894

Angela Nesbitt  
Secretary Treasurer, Committee of Adjustment  
City of Thorold  
P.O. Box 1044, 3540 Schmon Parkway  
Thorold, ON L2V 4A7

Dear Ms. Nesbitt:

**Re: Regional and Provincial Comments**  
**Application Type: Minor Variance**  
**City File Number: D13-22-2024**  
**Owner: Lally Holdings Ltd. c/o John Lally**  
**Agent: Cam Land**  
**Location: 11 Front Street South**  
**City of Thorold**

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Regional Growth Strategy and Economic Development staff has reviewed the Minor Variance Application for 11 Front Street South located in the City of Thorold. The Applicant is seeking a Minor Variance to construct a 3-storey, 9-unit apartment building to the rear of the existing 2-storey commercial/residential building. To facilitate the development, the application proposes to reduce the number of parking spaces required for the existing and proposed buildings to 3 spaces whereas the bylaw requires 17.

A pre-consultation meeting was held on February 21, 2024, with Regional and City staff in attendance. Based on further correspondence with City staff, Regional staff understanding that a Site Plan Application is forthcoming.

The following comments are provided to assist the City of Thorold with its review of the proposed Minor Variance Application.

**Provincial and Regional Policies**

The subject lands are within a "Settlement Area" in accordance with the *Provincial Policy Statement, 2020* ("PPS") and designated as "Delineated 'Built-Up' Area" in *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 Consolidation*

("Growth Plan"). The Growth Plan contains policies that call for infill and intensification within the built-up area to support the achievement of complete communities, access to multimodal and active transportation networks, and connections to transit services and other public amenities.

The subject lands are within the Urban Area and designated "Built-Up Area" in the *Niagara Official Plan* ("NOP"). A full range of residential, commercial, and employment uses are generally permitted within the urban area designation, subject to the availability of adequate municipal services and infrastructure. The NOP promotes development in its urban areas and supports growth that contributes to the overall goal of providing a sufficient supply of housing that is affordable, accessible, and suited to the needs of a variety of households and income groups in Niagara.

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, as well as opportunities for infill and redevelopment of former commercial properties that may be underutilized or vacant. City staff should be satisfied that the interface of the established residential uses has been addressed in the site design.

As such, the application is consistent with and conforms to Provincial and Regional growth management policies subject to the comments below.

## **Site Condition**

During the pre-consultation meeting, Regional staff noted that a Record of Site Condition ("RSC") would be required to construct the residential building on a mixed-use parcel. City staff provided a copy of a Draft Phase One and Phase 2 Environmental Site Assessment ("ESA"). Further, City staff noted that the RSC is anticipated to be filed prior to the Committee of Adjustment Hearing.

Regional staff has reviewed the submitted draft Phase One and Phase Two ESA completed by Oakhill Environmental Inc. (dated February 2023, and June 2023) as well as the Phase Two Conceptual Site Model prepared by Niagara Soil Solutions Ltd. (dated March 2024). The Phase One ESA identified 25 potentially contaminating activities ("PCAs") onsite and within the study area, which resulted in five areas of potential environmental concern requiring further investigation. The Phase Two ESA indicated that there are exceedances of various metals, and outlined soil remediation work, including removal of all impacted soil from the site, and verification sampling and analysis. The study concluded that no further remedial work is required and the site may support redevelopment for residential purposes.

Regional staff has not yet received confirmation that the RSC has been filed. As previously noted, a Site Plan Application is forthcoming. As such, Regional staff note that the RSC filing can be addressed prior to the issuance of a building permit at the City's discretion in this instance. Further, staff will require the submission of final copies

of both the Phase One and Two ESA as well as a letter of reliance confirming Regional staff may rely upon the findings of the assessments.

## Archaeological Potential

The PPS and NOP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS and Policy 6.4.2.1 of the NOP state that development and site alteration is not permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

The subject property is located within an Area of Archaeological Potential as outlined on Schedule K of the NOP, indicating there is potential for the discovery of archaeological resources. During the pre-consultation the applicant indicated that a Stage 1 Archaeological Assessment had already been completed, and that further investigation was required. The assessment completed by Bluestone Research (dated January 2023) was submitted with the Minor Variance Application. The assessment determined that the existing parking lot section retains archaeological potential and, therefore, recommended that Stage 2 Archaeological Construction Monitoring be undertaken.

As such, Regional staff will require the Stage 2 Archaeological Construction Monitoring be submitted to the Ministry of Citizenship and Multiculturalism with a copy provided to the Region. Regional staff recommend that the Stage 2 Construction Monitoring is included in the Site Plan Agreement as well as the following archaeological advisory clause:

*“If deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the Niagara Regional Police Services 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 found at the following link: <https://www.niagararegion.ca/projects/archaeological-managementplan/default.aspx>.”*

## Conclusion

In conclusion, Regional Growth Strategy and Economic Development staff does not object to the proposed Minor Variance Application, in principle, as the proposal is consistent with the PPS and conforms to Provincial and Regional policies. As discussed above, staff note that requirements and conditions related to archaeological resource interests and site condition standards are to be addressed through the future Site Plan Approval application.

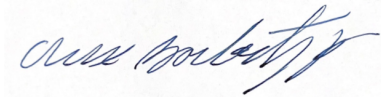
August 2, 2024

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Should you have any questions related to the above comments, please contact the undersigned at [Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca), or Pat Busnello, Manager of Development Planning at [Pat.Busnello@niagararegion.ca](mailto:Pat.Busnello@niagararegion.ca).

Please send copies of the staff report and notice of the City's decision on this application.

Kind regards,

A handwritten signature in blue ink, appearing to read "Alex Boekestyn".

Alex Boekestyn, M.Sc.  
Development Planner

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

## Angela Nesbitt

---

**From:** gloria Leahey [REDACTED] S.14 MFIPPA  
**Sent:** Friday, August 2, 2024 3:58 PM  
**To:** Angela Nesbitt  
**Cc:** gloria Leahey  
**Subject:** Notice of variance application 11 Front St. S.

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,

My name is Gloria Leahey. I got a notice about the application made for relief from parking space requirements for 11 Front Street South in Thorold (application D13-22-2024).

I am concerned about the number of spaces required by bylaws (17) being reduced to 3.

I talked to a councillor who told me that 6 spots have been secured making a total of nine spots. Although this is a step in the right direction, I wonder how secure the other 6 spots are. Additionally, there is still quite a shortfall of parking spots.

I am worried about the impact of this parking relief on my adjacent property on Ekins Lane and on parking in the Central Commercial area.

I am not against development, but having only 3 permanent spaces for a 9 unit building is concerning.

I will also speak at the public hearing.

Thank you for contacting me and considering my comments.

Gloria Leahey