

COMMITTEE OF ADJUSTMENT

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

July 17, 2025

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Minor Variance Application D13-13-2025
2585 Hansler Road
PT TWP LOT 103 RP 59R4711 PART 1 TO PART 3
273100002703900

PROPOSAL

The applicant is seeking a Minor Variance to permit the addition of two large storage containers within the Specialty Crop – AS zone according to the City of Thorold Comprehensive Zoning By-law 60(2019) (see Figure 1). Under the City of Thorold Official Plan (2016) and the Region of Niagara Official Plan (2022) the lands are designated as part of Specialty Crop and the Greenbelt Plan Area, respectively. All other requirements of the zoning by-law are being maintained.

In order to facilitate this development type on the subject lands, Section 45(1) of *The Planning Act* applies:

The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained.

The following variances from the City's Zoning By-law provisions are being requested:

1. By-law 60(2019), Part 3.23 – Storage Container Dimensions from a maximum of *3.0 m wide by 5.0 m in length and 3.0 m in height*, requesting relief to allow Storage Container Dimensions of *2.44 m width by 12.19 m by 3.0 m in height*.

RECOMMENDATION

That Minor Variance Application (D13-13-2025) to grant relief from the Storage Container Dimension maximum provisions **BE APPROVED**.

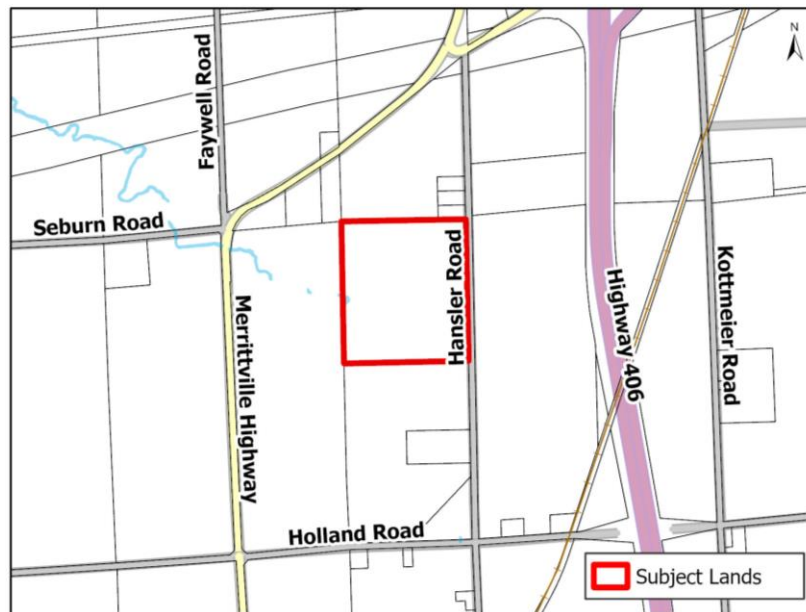


Figure 1: Location Map

Site Description

The subject lands are located on the west side of Hansler Road, in a rural block bounded by Holland Road to the south, and the Merrittville Highway. The lands comprise approximately 181,250 m² of lot area along Hansler Road within the Specialty Crop – AS zone. Currently a single-detached home is the only structure located on site which serves as the primary use of the land, as well as the proposed accessory storage containers.

The purpose of the Minor Variance, to grant relief from the maximum storage container provisions, is to facilitate the expansion of storage capabilities for the small-scale agriculture operations on the site.

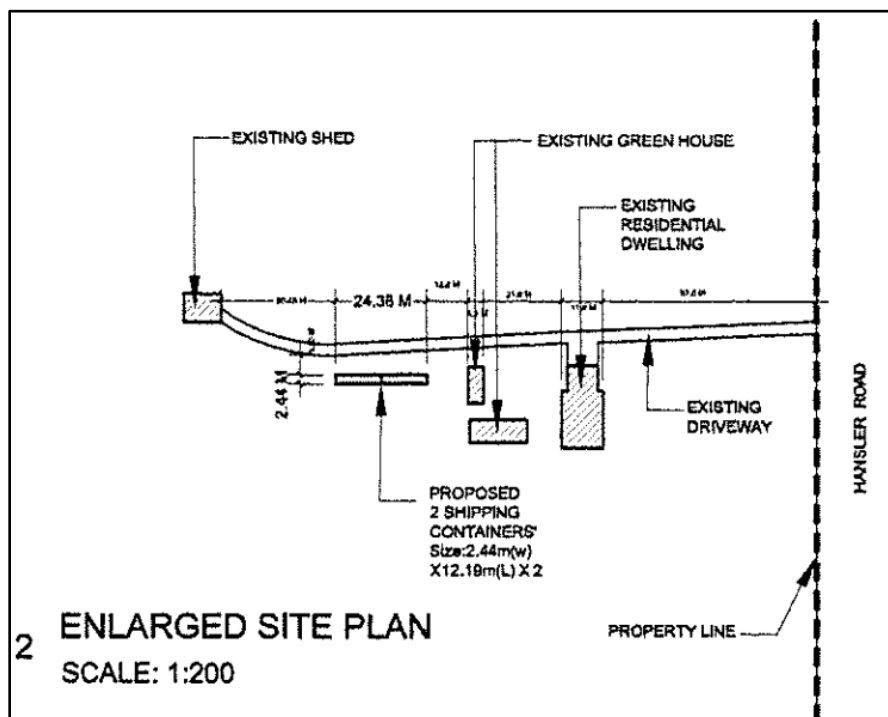


Figure 2: Proposed Plan

Background Review

Under the City of Thorold Official Plan (2016) the subject lands are designated as Specialty Crop. Within the Official Plan, the Specialty Crop designation is designed to “to implement the Province of Ontario’s Greenbelt Plan and recognize the importance of specialty croplands in the Provincial and Regional economies,” supporting the viability of agricultural land and businesses.

Similarly, the Niagara Regional Official Plan (2022) designates the subject lands as part of the Greenbelt Plan Area which have been mapped and issued by the Province in accordance with the Greenbelt Plan.

The City of Thorold Comprehensive Zoning By-law 60(2019) the subject lands are zoned Specialty Crop – AS as part of the City’s Countryside zones. The purpose of this

zone is to identify the unique agricultural properties of the soils within the Niagara region and to protect its natural beauty while supporting the agricultural economic goals of the City and Region.

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 by-law, 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 Official Plan(s) Maintained?

The site falls within the Specialty Crop Area under Schedule A of the City of Thorold Official Plan (2016), and the Greenbelt Plan Area under Schedule A of the Niagara Official Plan (2022). These lands are designated based on provincial guidance and are developed to support the growth of specialty crops such as tender fruits, grape and other crops. The purpose of both the Specialty Crop and Greenbelt Plan Area designations under the City of Thorold and Niagara Region Official Plans, respectively, are to preserve the agricultural capacity of these lands.

In accordance with the policies identified within the Official Plans, the proposal seeks to relief from provisions of an accessory use that the City has identified as supportive of agricultural uses. As such it is the opinion of planning staff that the general intent and purpose of the Niagara Regional Official Plan (2022) and City of Thorold Official Plan (2016) **are maintained**.

Is the General Intent and Purpose of the Zoning By-law Maintained?

The subject lands are zoned Specialty Crop (AS) in the City of Thorold's Comprehensive Zoning By-law 60(2019). Within this zone, accessory storage containers are a permitted

use. Within Residential, Agricultural and Rural Zones, a maximum of two containers are permitted, with maximum dimensions of 3.0 metre width, 5.0 metre length and 3.0 metre height.

The purpose of allowing for accessory storage within Specialty Crop areas is to support the agricultural capacity of the land. In granting relief of the zoning provisions of storage containers, the general intent and purpose of the Zoning By-law **is maintained**.

Is the Variance Appropriate for the Development of the Land?

The proposed development, to grant relief from maximum storage container dimensions, requests relief from provisions which already apply to the Specialty Crop – AS zone and seeks only to enlarge what is already permissible under the Comprehensive Zoning By-law 60(2019). There are no adverse impacts anticipated through adoption, and all other requirements of the Comprehensive Zoning By-law (60)2019 are being met.

The application was circulated to relevant departments and agencies for comment on the proposed Minor Variance. No agencies indicated any objections in granting relief from the Comprehensive Zoning By-law 60(2019) provisions.

As such planning staff is of the opinion that the variance **is appropriate** for the development of the land.

Is the Variance Minor?

The Planning Act (R.S.O. 1990) does not define what constitutes “minor”. It is the responsibility of the Committee to make a determination, based on the facts, context and circumstances of a particular application, as to whether the variance is “minor”. In determining whether a requested variance is “minor” the Committee should have consideration for the overall impact of the development, not simply a numerical assessment based on provisions in the Comprehensive Zoning By-law.

The accessory use of storage containers is already a permitted use within the Specialty Crop – AS zone. The proposed storage containers are compliant with the provisions of the accessory use under the Comprehensive Zoning By-law 60(2019) in all ways, except for the total length. Furthermore, the applicant has positioned the proposed storage containers in accordance with the Comprehensive Zoning By-law 60(2019) in the rear yard, behind several other structures which obscure it from public view. With a

lot size over 181,250 m² there is significant space to accommodate the larger storage containers with minor impact on surrounding properties and the environment.

As such, staff is of the opinion that the variance **is minor** in nature.

COMMENTS

The application was circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands. The application was also circulated to internal departments and external agencies for comments, which are summarized below. The following Departments/Agencies provided comments noting no concerns with the proposal.

Agency & Department Comments

Engineering

- No comments

CN Rail

- No comments

Cogeco

- No comments

Heritage Thorold

- No comments

Hydro one

- No comments

Niagara Catholic District School Board

- No comments

NEC

- No comments

Niagara Region

- No objection.

NPCA

- No objection

TransCanada Pipeline

- No concerns with requested variance. Request development requirements be forwarded to the applicant for future reference.

Public Comments

- No Public comments were received as of the date of the writing of the report.

CONCLUSION

That Minor Variance Application (D13-13-2025) to grant relief from the Storage Container Dimension maximum provisions **BE APPROVED.**

Prepared by:

J. Greyvenstein
Development Planner
City of Thorold Planning

Respectfully submitted by:

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



CITY OF THOROLD ENGINEERING COMMENTS



**City of Thorold
Public Works Department
905-227-3535**

To: Conor Waren
From: Paula Wake, Engineering Technician I
Subject: Engineering Comments
COMMITTEE OF ADJUSTMENT – D13-13-2025 - 2585 Hansler Road - MV
Date: June 9, 2025.

Engineering reviewed the submitted application and provided the following comments:

Engineering has no comments

Paula Wake
Engineering Technician I,
Engineering Division
paula.wake@thorold.ca
(905) 227-6613 Ext. 291

Ugo Obiako, M.Eng.; C.E.T., P. Eng
Project Manager,
Engineering Division
Ugo.Obiako@thorold.ca
(905) 227-6613 Ext. 294



CN RAIL COMMENTS

From: Proximity
To: City of Thorold Planning
Subject: 2025-06-16_CN Comments_2248 Centre Street_City of Thorold Committee of Adjustment July 17th - Due by June 19th
Date: June 16, 2025 3:15:45 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.jpg

[Redacted]

Hello,

[Redacted]

CN Rail does not have any comments concerning the other applications listed below.

Thank you



CN Proximity
proximity@cn.ca

From: City of Thorold Planning <Planning@thorold.ca>
Sent: Friday, June 13, 2025 4:26 PM
To: [Redacted] smastroianni@npc.ca; tproks@npc.ca; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; FPO <FPO@thorold.ca>; Mark Richardson <Mark.Richardson@thorold.ca>; shansen@niagarafalls.ca; andrew.carrigan@canadapost.ca; peter.deluca@ontario.ca; Usama.Ali@ontario.ca; saumya.john@ontario.ca; matthew.prestinaci@ontario.ca; balroop.narwal@ontario.ca; Proximity <proximity@cn.ca>; aaron.white@gorail.com; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; municipalplanning@enbridge.com; ross.abate@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; TCENergy@mhbcpplan.com; NoticeReview@infrastructureontario.ca; rahim.baird@infrastructureontario.ca
Cc: Conor Warren <Conor.Warren@thorold.ca>; Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>
Subject: Reminder for Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th

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Hello,

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

The deadline for comments is June 19, 2025. **If no comment or intention to provide response is received, we will consider this to mean there is no comment on the proposed development.**

Thank you!



Shawn Heerema
Planning Student
Development Services
City of Thorold
905-227-6613 x278
P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON, L2V 4A7
www.thorold.ca

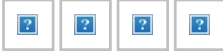


From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>
Sent: June 13, 2025 4:18 PM
To: Shawn Heerema <Shawn.Heerema@thorold.ca>
Subject: FW: Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th
Importance: High

Antonietta Vanderberg



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



From: Antonietta Vanderberg

Sent: June 5, 2025 4:57 PM

To: rosi.zirger@ontario.ca; kendra.adair@ontario.ca; [REDACTED]; smastroianni@npca.ca; tproks@npca.ca; [REDACTED]; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Paula Wake <Paula.Wake@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Mark Richardson <Mark.Richardson@thorold.ca>; slarocque@pelham.ca; aedwards@pelham.ca; shansen@niagarafalls.ca; andrew.carrigan@canadapost.ca; peter.deluca@ontario.ca; Usama.Ali@ontario.ca; saumya.john@ontario.ca; matthew.prestinaci@ontario.ca; balroop.narwal@ontario.ca; proximity@cn.ca; aaron.white@gorail.com; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; jeremy.leemet@cogeco.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; ross.abate@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@ogp.com; jasmine.tranter@ogp.com; talitha.laurenson@ogp.com; TCEnergy@mhbcpplan.com; NoticeReview@infrastructureontario.ca; rahim.baird@infrastructureontario.ca

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

Subject: Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th

Importance: High

Good day,

Please find attached copies of the Notices of Hearings for the Consent and Minor Variance applications listed below to be heard at the City of Thorold July 17th Committee of Adjustment meeting

[REDACTED]	[REDACTED]	[REDACTED]
Minor Variance	D13-13-2025	2585 Hansler Road
[REDACTED]	[REDACTED]	[REDACTED]

Please review and provide comments to the Planning@Thorold.ca website **on or before 4:00 Thursday, June 19th, 2025**

Thanking you in advance

Regards,



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





COGECO COMMENTS










From: [Jeremy Leemet](#)
To: [Antonietta Vanderberg](#)
Subject: Re: Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th
Date: June 6, 2025 1:43:15 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Afternoon
Cogeco has no comment on all 4 addresses
Thanks Jeremy Leemet

On Thu, Jun 5, 2025 at 4:56 PM Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca> wrote:

Good day,

Please find attached copies of the Notices of Hearings for the Consent and Minor Variance applications listed below to be heard at the City of Thorold July 17th Committee of Adjustment meeting

		
		
Minor Variance	D13-13-2025	2585 Hansler Road
		

Please review and provide comments to the Planning@Thorold.ca website **on or before 4:00 Thursday, June 19th, 2025**

Thanking you in advance

Regards,



Antonietta Vanderberg
Temporary Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

--

JEREMY LEEMET
Network Delivery Coordinator
Niagara

phone # (437)553-7079

7170 McLeod
Road
Niagara Falls,

From: [Anna O'Hare](#)
To: [Antonietta Vanderberg](#)
Subject: Re: Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th
Date: June 5, 2025 7:10:58 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello Antonietta,
Heritage Thorold has no comments.
Respectfully,

Anna
Heritage Thorold

From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>
Sent: Thursday, June 5, 2025 3:56 PM
To: rosi.zirger@ontario.ca <rosi.zirger@ontario.ca>; kendra.adair@ontario.ca <kendra.adair@ontario.ca>; [REDACTED] <smastroianni@npca.ca> <smastroianni@npca.ca>; tproks@npca.ca <tproks@npca.ca>; [REDACTED] <Abby.LaForme@mncfn.ca> <Abby.LaForme@mncfn.ca>; Megan.Devries@mncfn.ca <Megan.Devries@mncfn.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Paula Wake <Paula.Wake@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Mark Richardson <Mark.Richardson@thorold.ca>; slarocque@pelham.ca <slarocque@pelham.ca>; aedwards@pelham.ca <aedwards@pelham.ca>; shansen@niagarafalls.ca <shansen@niagarafalls.ca>; andrew.carrigan@canadapost.ca <andrew.carrigan@canadapost.ca>; peter.deluca@ontario.ca <peter.deluca@ontario.ca>; Usama.Ali@ontario.ca <Usama.Ali@ontario.ca>; saumya.john@ontario.ca <saumya.john@ontario.ca>; matthew.prestinaci@ontario.ca <matthew.prestinaci@ontario.ca>; balroop.narwal@ontario.ca <balroop.narwal@ontario.ca>; proximity@cn.ca <proximity@cn.ca>; aaron.white@giorail.com <aaron.white@giorail.com>; katie.young@niagararegion.ca <katie.young@niagararegion.ca>; Lori.Karlewicz@niagararegion.ca <Lori.Karlewicz@niagararegion.ca>; Josh.Wilson@niagararegion.ca <Josh.Wilson@niagararegion.ca>; Susan.Dunsmore@niagararegion.ca <Susan.Dunsmore@niagararegion.ca>; devtplanningapplications@niagararegion.ca <devtplanningapplications@niagararegion.ca>; planning@dsbn.org <planning@dsbn.org>; planning@ncdsb.com <planning@ncdsb.com>; realestate@seaway.ca <realestate@seaway.ca>; pbunnin@seaway.ca <pbunnin@seaway.ca>; mfernandes@seaway.ca <mfernandes@seaway.ca>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; rowcentre@bell.ca <rowcentre@bell.ca>; jeremy.leemet@cogeco.com <jeremy.leemet@cogeco.com>; mike.embleton@cogeco.com <mike.embleton@cogeco.com>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; ross.abate@enbridge.com <ross.abate@enbridge.com>; zone2scheduling@hydroone.com <zone2scheduling@hydroone.com>; landuseplanning@hydroone.com <landuseplanning@hydroone.com>; executivevp.lawanddevelopment@opg.com <executivevp.lawanddevelopment@opg.com>; jasmine.tranter@opg.com <jasmine.tranter@opg.com>; talitha.laurenson@opg.com <talitha.laurenson@opg.com>; TCenergy@mhbcpplan.com <TCenergy@mhbcpplan.com>; NoticeReview@infrastructureontario.ca <NoticeReview@infrastructureontario.ca>; rahim.baird@infrastructureontario.ca <rahim.baird@infrastructureontario.ca>
Cc: Conor Warren <Conor.Warren@thorold.ca>
Subject: Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th

Good day,

Please find attached copies of the Notices of Hearings for the Consent and Minor Variance applications listed below to be heard at the City of Thorold July 17th Committee of Adjustment meeting

[REDACTED]
Minor Variance

[REDACTED]
D13-13-2025

[REDACTED]
2585 Hansler Road



Please review and provide comments to the Planning@Thorold.ca website on or before 4:00 Thursday, June 19th, 2025

Thanking you in advance

Regards,



Antonietta Vanderberg
Temporary Planning Clerk
Development Services
City of Thorold
905-227-6613 x259

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





HYDRO ONE COMMENTS

From: [Evan Hayward](#)
To: [City of Thorold Planning](#)
Cc: [Quinn Briscall](#); [Sonja Johnstone](#)
Subject: Request for Comments 2585 Hansler Road D13-13-2025
Date: June 17, 2025 11:28:34 AM
Attachments: [Outlook-signature .png](#)

Hello,

I have reviewed the application and associated materials submitted for the Site Plan application 2585 Hansler Road D13-13-2025.

I have no concerns at this time.

Thank you

Evan Hayward (He/Him)
ADET Trainee, Provincial Lines
Design Services
Hydro One Networks Inc.
Front Street North
Thorold, ON | L2V 1X3

Cell: 613.570.1857
Email: Evan.Hayward@HydroOne.com

www.HydroOne.com



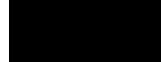

NIAGARA CATHOLIC DISTRICT SCHOOL BOARD COMMENTS

From: [Watson & Associates Economists Ltd.](#)
To: [City of Thorold Planning](#)
Cc: planning@ncdsb.com
Subject: RE: Reminder for Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th
Date: June 16, 2025 9:28:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Thank you Shwan for following up.

On behalf of the NCDSB, we have no concerns or comments to provide for the following applications:


Minor Variance



D13-13-2025



2585 Hansler Road


Respectfully,
Jordan Cook

Consultant
Watson & Associates Economists Ltd.
vw@watsonecon.ca
2233 Argentia Road, Suite 301
Mississauga, Ontario,
Canada L5N 2X7
Office: 905-272-3600
Fax: 905-272-3602

watsonecon.ca



My work hours may look different from your work hours. Please do not feel obligated to respond outside your normal working hours and I look forward to your response later in the week. Thank you.

Disclaimer: This message is for the use of the intended recipient(s) only and may contain information that is privileged, proprietary, confidential, and/or exempt from disclosure under any relevant privacy legislation. If you are not the intended recipient or authorized agent thereof, you are hereby notified that any review, retransmission, dissemination, distribution, copying, conversion to hard copy, taking of action in reliance on or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify the sender by return e-mail and delete or destroy all copies of this message. Warning: Although Watson & Associates Economists Ltd. has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

From: City of Thorold Planning <Planning@thorold.ca>
Sent: June 13, 2025 4:26 PM
To:  smastroianni@npca.ca; tproks@npca.ca; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; FPO <FPO@thorold.ca>; Mark Richardson <Mark.Richardson@thorold.ca>; shansen@niagarafalls.ca; andrew.carrigan@canadapost.ca; peter.deluca@ontario.ca; Usama.Ali@ontario.ca; saumya.john@ontario.ca; matthew.prestinaci@ontario.ca; balroop.narwal@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; municipalplanning@enbridge.com; ross.abate@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; TCenergy@mhbcplan.com; NoticeReview@infrastructureontario.ca; rahim.baird@infrastructureontario.ca
Cc: Conor Warren <Conor.Warren@thorold.ca>; Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>
Subject: Reminder for Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th



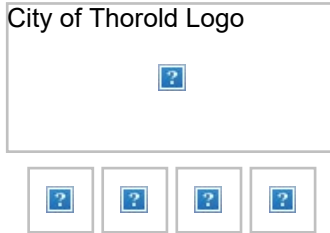
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Hello,

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

The deadline for comments is June 19, 2025. **If no comment or intention to provide response is received, we will consider this to mean there is no comment on the proposed development.**

Thank you!



Shawn Heerema
Planning Student
Development Services
City of Thorold
905-227-6613 x278
P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON, L2V 4A7
www.thorold.ca

From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>
Sent: June 13, 2025 4:18 PM
To: Shawn Heerema <Shawn.Heerema@thorold.ca>
Subject: FW: Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th
Importance: High



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

From: Antonietta Vanderberg
Sent: June 5, 2025 4:57 PM
To: rosi.zirger@ontario.ca; kendra.adair@ontario.ca; [REDACTED]; smastroianni@npca.ca; tproks@npca.ca; [REDACTED]; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Paula Wake <Paula.Wake@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Mark Richardson <Mark.Richardson@thorold.ca>; slarocque@pelham.ca; aedwards@pelham.ca; shansen@niagarafalls.ca; andrew.carrigan@canadapost.ca; peter.deluca@ontario.ca; Usama.Ali@ontario.ca; saumya.john@ontario.ca; matthew.prestinaci@ontario.ca; balroop.narwal@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; jeremy.leemet@cogeco.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; ross.abate@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; TCEnergy@mhbcpplan.com; NoticeReview@infrastructureontario.ca;

rahim.baird@infastructureontario.ca

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

Subject: Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th

Importance: High

Good day,

Please find attached copies of the Notices of Hearings for the Consent and Minor Variance applications listed below to be heard at the City of Thorold July 17th Committee of Adjustment meeting

[REDACTED]
Minor Variance
[REDACTED]

[REDACTED]
D13-13-2025
[REDACTED]

[REDACTED]
2585 Hansler Road
[REDACTED]

Please review and provide comments to the Planning@Thorold.ca website **on or before 4:00 Thursday, June 19th, 2025**

Thanking you in advance

Regards,



Antonietta Vanderberg

Temporary Planning Clerk

Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



NIAGARA ESCARPMENT COMMISSION COMMENTS

From: [Adair, Kendra \(MNR\)](#)
To: [Antonietta Vanderberg](#)
Cc: [Zirger, Rosi \(MNR\)](#); [Lisaka, Brian \(MNR\)](#)
Subject: RE: Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th
Date: June 6, 2025 9:36:30 AM
Attachments: [image006.jpg](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good morning Antonietta,

Thank you for circulating NEC staff. The subject properties listed in your email below 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 I | Niagara Escarpment Commission
232 Guelph Street, Georgetown, Ontario, L7G 4B1
905-703-0827 | www.escarpment.org



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](#) to learn more.

From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>
Sent: Thursday, June 5, 2025 4:57 PM
To: Zirger, Rosi (MNR) <Rosi.Zirger@ontario.ca>; Adair, Kendra (MNR) <Kendra.Adair@ontario.ca>; [REDACTED] <mastroianni@npca.ca>; Thomas Proks <tproks@npca.ca>; [REDACTED] <[REDACTED]>; Abby.LaForme <Abby.LaForme@mncfn.ca>; Megan DeVries <Megan.DeVries@mncfn.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Paula Wake <Paula.Wake@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Mark Richardson <Mark.Richardson@thorold.ca>; slarocque@pelham.ca; aedwards@pelham.ca; Signe Hansen <shansen@niagarafalls.ca>; andrew.carrigan@canadapost.ca; Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; John, Saumya (MTO) <Saumya.John@ontario.ca>; Prestinaci, Matthew (MTO) <Matthew.Prestinaci@ontario.ca>; NARWAL, BALROOP (MTO) <BALROOP.NARWAL@ontario.ca>; proximity@cn.ca; aaron.white@giorail.com; Young, Katie <katie.young@niagararegion.ca>; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; jeremy.leemet@cogeco.com; mike.embleton@cogeco.com;

municipalplanning@enbridge.com; ross.abate@enbridge.com; zone2scheduling@hydroone.com;
landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com;
talitha.laurenson@opg.com; TCEnergy@mhbcpplan.com; NoticeReview@infrastructureontario.ca;
rahim.baird@infrastructureontario.ca

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

Subject: Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th

Importance: High

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

Good day,

Please find attached copies of the Notices of Hearings for the Consent and Minor Variance applications listed below to be heard at the City of Thorold July 17th Committee of Adjustment meeting

[REDACTED]
Minor Variance
[REDACTED]

[REDACTED]
D13-13-2025
[REDACTED]

[REDACTED]
2585 Hansler Road
[REDACTED]

Please review and provide comments to the Planning@Thorold.ca website **on or before 4:00 Thursday, June 19th, 2025**

Thanking you in advance

Regards,

City of Thorold Logo



Antonietta Vanderberg

Temporary Planning Clerk

Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



NIAGARA REGION COMMENTS

Public Works – Infrastructure Planning and Development Division

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free:1-800-263-7215

Via Email Only

June 18, 2025

Region File: PLMV202500840

Antonietta Vanderberg
Temporary Planning Clerk
City of Thorold
8 Carleton Street South
Thorold, ON L2V 5C2

Dear Ms. Vanderberg:

**Re: Regional and Provincial Comments
Proposed Minor Variance Application
City File: D13-13-2025
Owner: FiveTwo International Ltd. (Rao Tianli)
Agent: Broadview Architects Inc.
2585 Hansler Road
City of Thorold**

Regional Infrastructure Planning and Development staff has reviewed the proposed Minor Variance application for lands municipally known as 2585 Hansler Road in the City of Thorold.

The applicant is seeking a variance to the City of Thorold Zoning By-law 60-2019 to facilitate the placement of two shipping containers on the subject property for storage. The variance is required to increase the shipping container length from a maximum 5.0 metres to 12.2 metres.

Planning Act Changes

Staff advise pursuant to the *Planning Act*, as of March 31, 2025, Niagara Region became an upper-tier municipality without planning responsibilities. The council of an upper-tier municipality, on conditions agreed upon with the council of a local municipality, may provide advice and assistance to lower-tier municipalities in respect of planning matters generally. City Council approved entering into a service level agreement with Niagara Region ('Planning Services Agreement') to continue providing support and advice to the City of Thorold for certain planning matters.

Please be advised that through this change to the *Planning Act*, the *Niagara Official*

Plan, 2022 (NOP) is effectively an official plan of the City of Thorold, which remains in effect until the City revokes or amends it to provide otherwise. As such, City staff should be satisfied that the application conforms to NOP policies.

On this basis, the following comments pertaining to archaeology and the natural environment system are provided as advice to assist the City in their review of the application. Under the Memorandum of Understanding for Engineering Review between the City and the Region, the comments related to private servicing are considered Regional requirements with respect to the Region's interests.

Natural Environment System

The subject property is impacted by the NOP Natural Environment System (NES), consisting of Other Wetland, Other Woodland, Permanent or Intermittent Watercourse and a Linkage. Other Wetlands and Watercourses are considered Key Hydrologic Features (KHF) outside of Settlement Areas.

NOP policy 3.1.5.7.1 requires the completion of an Environmental Impact Study (EIS) when development or site alteration is proposed within 120 m of a KHF, within 50 m of Other Woodland and within 30 m of a Linkage. Further, NOP policies require that a minimum 30 m Vegetation Protection Zone (VPZ) as measured from the outside boundary of a KHF be established as natural self-sustaining vegetation. Development or site alteration is generally not permitted within a KHF or its VPZ. Additionally, a minimum buffer of 10 m is required for Other Woodland.

The proposed shipping containers are within the above-noted setback for KHF (relating to the Other Wetland). However, the feature is approximately 50 m away, and separated from the proposed containers by a thicket. As such, staff do not recommend any requirements.

Archaeological Potential

The *Provincial Planning Statement, 2024* (PPS) and NOP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, PPS policy 4.6.2 and NOP policy 6.4.2.1 state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province. The subject property is mapped as an area of archaeological potential in the NOP.

Given the temporary nature of the shipping containers and the minimal ground disturbance associated with their placement on the property, staff do not recommend requiring an archaeological assessment for this application.

June 18, 2025

Staff advise that future *Planning Act* applications for the property may require an archaeological assessment.

Private Sewage System

No records were located for the existing septic system servicing the dwelling. The existing septic tank was exposed west of the dwelling, south of the greenhouse and the exact location of the partially raised leaching field is unknown but suspected to be located west of the dwelling beyond the greenhouse. At the time of inspection, Regional Private Sewage System (PSS) staff noted no visible defects.

The shipping containers were already placed on-site during the inspection and appear to meet all setbacks required by the Ontario Building Code. The property contains enough useable area for the installation of the class 4 sewage system if one were required in the future.

Therefore, our department has no objections to the minor variance as submitted given that the shipping containers were already located on-site and meet the required setbacks to the existing sewage system.

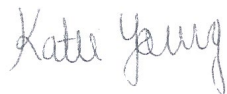
Conclusion

Regional Infrastructure and Development staff offer no objection to the proposed Minor Variance for the placement of two shipping containers on the subject property.

Please be advised that through changes to the *Planning Act*, the NOP is effectively an official plan of the City of Thorold, which remains in effect until the City revokes or amends it to provide otherwise. As such, City staff should be satisfied that the application conforms to NOP policies.

Should you have any questions regarding the above comments, please contact the undersigned at Katie.Young@niagararegion.ca.

Kind regards,



Katie Young, MCIP, RPP
Senior Development Planner

cc: Devon Haluka, Private Sewage System Inspector
Lori Karlewicz, Planning Ecologist



NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS

June 17, 2025

VIA EMAIL ONLY

Committee of Adjustment
City of Thorold, Development Services Department
8 Carleton Street South,
Thorold, ON L2V 5C2

Attention: Secretary Treasurer of the Committee of Adjustment

Subject: Application for Minor Variance, D13-13-2025
2585 Hansler Road,
Thorold, Ontario
ARN 273100002703900

To the Committee of Adjustment,

Further to your request for comments for the Minor Variance for the above noted property, the Niagara Peninsula Conservation Authority (NPCA) can offer the following.

The NPCA has reviewed the NPCA Mapping of **ARN 273100002703900** and notes that the property is impacted by NPCA regulated features.

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under Ontario Regulation 41/24 of the Conservation Authorities Act. The NPCA Policy Document: Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority (NPCA policies) provides direction for managing NPCA regulated features.

The NPCA has reviewed the current NPCA mapping of **ARN 273100002703900** and notes that the subject property contains the following features: flood plain hazard area, valleyland slope hazards, watercourse, and potential unevaluated wetlands. The features identified are regulated with an additional buffer area.

Based on the provided site plan, the proposed storage containers (2) are to be placed 128 meters from the southern property line and 104 meters from the eastern property line. As such, the proposed location of the storage containers would be outside of the NPCA Regulated Areas. Therefore, the NPCA would have no objection to the proposal and Minor Variance.

Conclusion

At this time, the NPCA staff have no objection of the Minor Variance Application, **D13-13-2025**.



3350 Merrittville Hwy. Unit 9
Thorold Ontario L2V 4Y6
905.788.3135 | info@npca.ca | npca.ca

Please be advised that should the proposed location change or, if there is any future development on the subject property, the NPCA would require prior review, approval and the possibility of issued NPCA work Permits from this office prior to the commencement of any works on site.

I trust the above will be of assistance to you. Please do not hesitate to call should you have any further questions in this matter.

Yours truly,

A handwritten signature in black ink, appearing to read "Paige P.", with a large, stylized initial "P" at the start.

Paige Pearson
Watershed Planner
(905) 788-3135, ext. 205
ppearson@npca.ca



TRANSCANADA PIPELINES LTD COMMENTS

June 11, 2025

Antonietta Vanderberg, Temporary Planning Clerk
 Development Services

City of Thorold
 3540 Schmon Parkway
 Thorold, ON L2V 4A7

Via email: Planning@Thorold.ca

Dear Antonietta Vanderberg:

RE: Minor Variance
2585 Hansler Road, City of Thorold
 FiveTwo International Ltd. c/o Broadview Architects
 Municipal File: D13-13-2025
 MHBC File: PAR 50524

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") are the planning consultants for TransCanada PipeLines Limited ("TCPL"), an affiliate of TC Energy Corporation ("TC Energy"). This letter is in response to a notification and request for comments for the minor variance application outlined above. We understand that the purpose of the variance is to permit two (2) shipping containers to exceed 5 metres in length on the lands located at 2585 Hansler Road in the City of Thorold (the "Subject Lands"). TCPL has two (2) high pressure natural gas pipelines contained within its easement(s) ("TCPL Pipeline Right-of-Way") crossing the Subject Lands.

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

TCPL has no concerns with the requested variance to Zoning By-law 60-2019, however, we request that the following regulatory and development requirements be forwarded to the applicant in the event of any future activity in proximity to the pipelines:

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

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

How to apply for written consent:

- Determine the location of your work relative to a TCPL Pipeline Right-of-Way.
 - When planning, and before any work or activities, listed above, can begin, a request for written consent must be submitted to TCPL through its online application form
 - Location of the work is required, along with the proximity to a TCPL Pipeline Right-of-Way
 - This information can be obtained through survey plans, or through a locate request
 - Make a locate request online to the One-Call Centre: ClickBeforeYouDig.com or ontarioonecall.ca
 - The One-Call Centre will notify owners of buried utilities in your area, who will send representatives to mark these facilities with flags, paint or other marks, helping you avoid damaging them. Often written consent for minor activities can be obtained directly from a regional TCPL representative through a locate request.
 - **Apply for written consent** using TCPL's online application form: writtenconsent.tcenergy.com or call 1-877-872-5177.
 - Application assessment and consent: Once your information has been assessed and potential impacts have been evaluated, TCPL may:
 - Grant consent without any conditions
 - Grant consent that requires certain conditions to be met to assure safety, or
 - Not grant consent
2. No buildings or structures shall be installed anywhere on the TCPL Pipeline Right-of-Way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the TCPL Pipeline Right-of-Way. Temporary, moveable, or accessory structures, that are not affixed to the ground, are to be located a minimum of 3 metres from the edge of the TCPL Pipeline Right-of-Way.
 3. A minimum setback of 7 metres from the nearest portion of the TCPL Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.
 4. Storage of materials and/or equipment on the TCPL Pipeline Right-of-Way is not permitted.
 5. Landscaping within the TCPL Pipeline Right-of-Way and TCPL's Prescribed Area requires written consent from TCPL and shall be done in accordance with TCPL's guidelines:
 - a. The TCPL Pipeline Right-of-Way is to be seeded with Canada #1 seed.
 - b. No trees or shrubs are permitted to be planted upon the TCPL Pipeline Right-of-Way, but may be allowed within TCPL's Prescribed Area.
 - c. Where high-pressure gas is contained within an enclosed building (such as a meter station or compressor plant), trees and shrubs should be set back from the building by a minimum of 30 metres.
 6. During any construction activities in proximity to the TCPL Pipeline Right-of-Way, temporary fencing must be erected and maintained along the limits of the TCPL Pipeline Right-of-Way by the Proponent to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Proponent is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.

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

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

Thank you for the opportunity to provide comments. Kindly forward a copy of the Notice of Decision to TCEnergy@mhbcplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,

MHBC



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

on behalf of TransCanada PipeLines Limited