



October 10, 2024

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

**SUBJECT:** Consent Application D10-16-2024  
Minor Variance Application D13-25-2024  
20 Regent Street, Thorold, Ontario  
PLAN 11 PT LOT 35 PT LOT 36 NP898 59R 10333 PART 1  
**2731 000 002 02500**

**PROPOSAL:** An application has been submitted for the creation of one (1) new lot to facilitate the construction of two semi-detached dwellings on lands zoned Residential One (R1D) in accordance with the City's Comprehensive Zoning Bylaw 60-2019. As well as a partial discharge of the existing mortgage. The applicant is proposing the construction of two semi-detached dwellings on Part 1 (proposed newly created lot through Consent D10-16-2024). In order to facilitate the development on Part 1 as proposed, application is made for relief from the following provision of the Bylaw 60-2019.

- Section 6 – Residential One R1D Zone: Provision 6.3.3 (c) – To permit a minimum lot area of 352m<sup>2</sup> whereas the bylaw requires 400m<sup>2</sup> for two semi-detached dwellings.



Figure 1: Location Map

**RECOMMENDATIONS:**

That Minor Variance Application D13-25-2024 to reduce the minimum lot size from 400m<sup>2</sup> to 352m<sup>2</sup> for the purpose of constructing two semi-detached dwellings on Part 1 (newly created lot) **BE APPROVED**.

## AND

That Consent Application D10-16-2024, for the purpose of the creation of a new lot and partial discharge of mortgage **BE APPROVED** subject to the following conditions:

- 1) That the applicant provides the Secretary-Treasurer with a legal description, acceptable to the Registrar, of the subject parcel, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
- 2) That the owner provides a lawyer's undertaking, to the satisfaction of the City Solicitor, and agrees to forward a copy of documentation confirming the transaction has been carried out, to the City within two years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.
- 3) That the applicant provides the Secretary-Treasurer with a copy of the transfer documents for the conveyance of the subject parcel, or a legal description of the subject parcel to be registered, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
- 4) That the applicant provide entrance drawings submitted through the Entrance Permit process to the satisfaction of the Region of Niagara.
- 5) That a final certification fee, payable to the City of Thorold, be submitted to the Secretary-Treasurer and that all conditions of consent be fulfilled.
- 6) That all of these conditions shall be fulfilled within a period of two years after the giving of the Notice of Decision of the Committee of Adjustment, pursuant to Subsection 53(41) of the Planning Act, failing which this consent shall be deemed to be refused.
- 7) Although it is not a condition of consent, it is strongly recommended the applicant contact the City's Engineering department in regards to starting the process for separate municipal servicing for the new lot.

### Site Description

The subject lands are located on the north side of Regent Street, East of Ormond Street North and West of Carleton Street North, as shown in **Figure 1** above. Regent Street is classified as a local road on Schedule D of the City of Thorold Official Plan.

### Background Review

The application proposes to sever Part 1, which is 352 square meters, of the property from Part 2 which is 272 square meters from 20 Regent Street as seen in **Figure 2**. Part 1 of the proposed severed lands is currently a concrete curbed asphalt parking lot, proposed to be removed. Part 2 of the proposed severed lands exists as a 2 story commercial medical office building proposed to be converted to a dwelling.

PROPOSED DEVELOPMENT - 20 REGENT STREET, THOROLD, ON

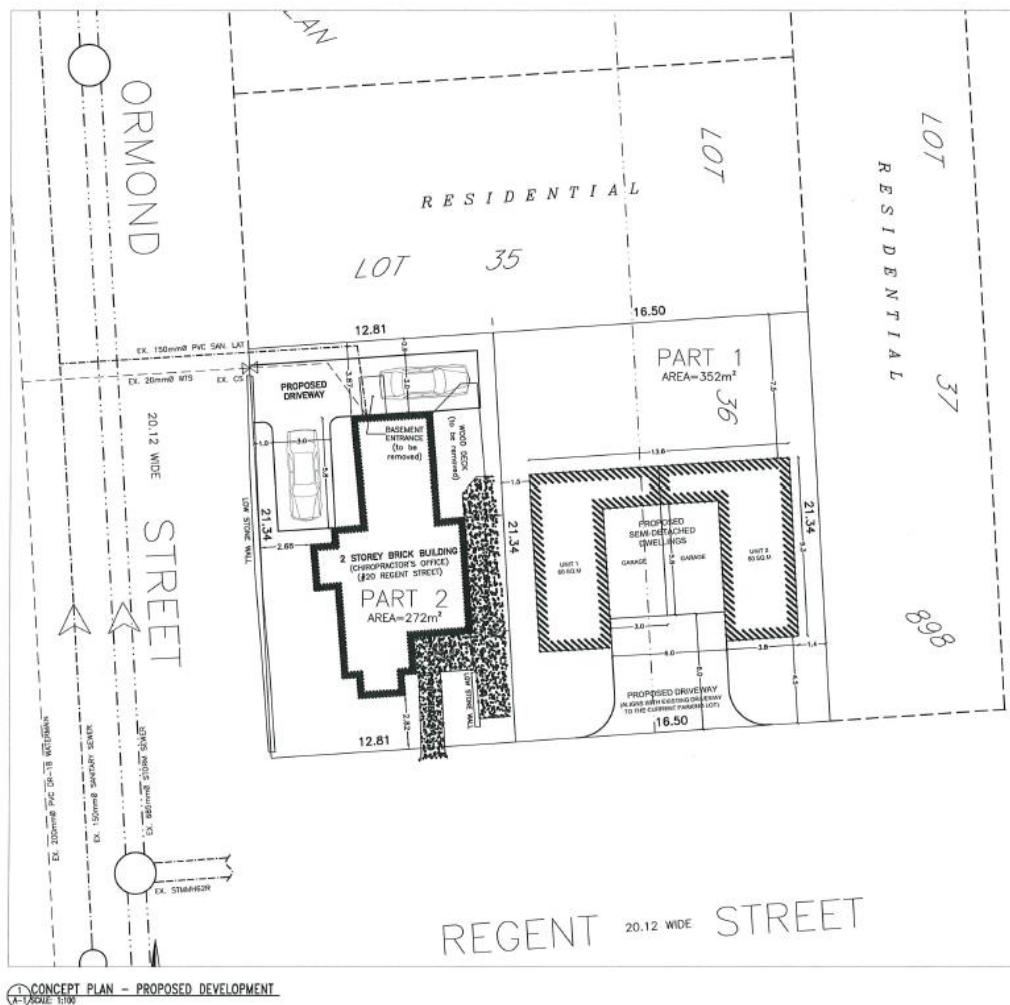


Figure 2: Concept Plan

### CONSENT PLANNING ANALYSIS

The application for consent was reviewed with consideration of applicable policies in the *Provincial Policy Statement (2020)*, *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2021)*, the *Regional Official Plan*, the *City of Thorold Official Plan* and the *City of Thorold Comprehensive Zoning Bylaw 60-2019*.

### Provincial Policy Statement (2020) (PPS)

The PPS provides guidance on all land use planning matters in Ontario. All planning decisions must conform to the policies of the PPS. The subject lands are within a “settlement area” according to the PPS. Settlement areas are to be the focus of growth and development. Therefore, in the opinion of staff, the consent application is consistent with the PPS.

### A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2021)

A Place to Grow Plan (P2G) 2021, incorporates key changes intended to address potential barriers to increasing the supply of housing, creating jobs and attracting investments. The subject lands are designated as “Delineated ‘Built-Up’ Area” according to the P2G. The Growth Plan also directs development to settlement areas to be focused in “built-up” areas. Therefore, in the opinion of staff, the consent application conforms to the provisions of the P2G.

### Regional Official Plan

As per the Region of Niagara’s Official Plan (NOP), the subject lands are within the “Urban Built – Up Area”. Section 2.2.1.1 of the NOP encourages opportunities for the integration of gentle density and a mix and range of housing options that consider the character of established residential neighbourhoods. A range of uses including residential uses are permitted and encouraged within such areas, in a manner that makes efficient use of existing services. Therefore, in the opinion of staff, the consent application conforms to the Region’s Official Plan.

### City of Thorold Official Plan

The subject property is designated as “Urban Living Area” within the City’s Official Plan (OP). The purpose of the Urban Living Area designation where the City wishes to accommodate a range of residential uses and encourages intensification and/or the redevelopment of under-utilized lands. Staff is of the opinion that the proposal facilitates creation of a lot that is appropriate and in keeping with the intent of the Official Plan.

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

With regards to Policy D4.2.1 c), which states *that the Committee of Adjustment shall be satisfied that the proposed lot is in keeping with the intent of the relevant provisions and performance standards of the zoning bylaw.*

In addition, the lands are located within the Thorold 23.5. Community Improvement Area (CIP) in the City's Official Plan. The intention of the CIP is to ***“encourage and support redevelopment proposals for existing serviced sites or the conversion of existing buildings for residential intensification. Intensification shall mean: the development of a property, at a higher density than currently exists that is not permitted by the zoning bylaw and / or when one or more of the zone provisions such as setbacks, frontage or lot coverage provisions are modified to facilitate the construction of the proposed use”***.

As the intent of the consent is to provide for modest intensification through the development of one additional lot which is at a scale and density that is characteristic of the neighbourhood with no anticipated negative impacts. It is staff's opinion that the consent application conforms with the policies of the City's Official Plan.

#### City of Thorold Comprehensive Zoning Bylaw 60-2019

The subject property is zoned Single Detached (R1D) in the City of Thorold's Zoning Bylaw 60-2019 as amended. Both the retained and severed parcels meet the general intent of the Zoning Bylaw as the lots have been previously developed with a single detached residence, as permitted by the zone. A Minor Variance application has been submitted for part 1, to reduce the lot size from 400m<sup>2</sup> to 352m<sup>2</sup>, and no variances are being requested for part 2. A review of the retained and severed lots, in comparison with the applicable provisions of the City's zoning bylaw is provided in the table below.

#### **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; and
- 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 purpose of the minimum lot area is to ensure adequate access and servicing. The proposed lot area is generally in keeping with the surrounding lot sizes, and provides

enough space for access and servicing. It is in staff's opinion that the requested reduction is not anticipated to impact the surrounding residential properties and still provides adequate space for parking.

As such, the variance requested to reduce the minimum required lot size from 400m<sup>2</sup> to 352m<sup>2</sup> maintains the general intent and purpose of the zoning bylaw.

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

The subject lands are designated Downtown Transitional in the City of Thorold Official Plan. Section B1.3.1 outlines the purpose of the Downtown transitional designation stating that higher density residential development that contributes to the character and identity of the Downtown.

It is staff's opinion that the requested variance would not negatively impact the character of the area as the variance would permit higher density residential. Therefore, the requested variance would maintain 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.

The variance would facilitate higher density on the land, and is in keeping with the general development and medium density of the neighbourhood. The reduction in size is appropriate for the two semi-detached dwellings supporting higher density neighbourhoods. 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 as required, 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 impact on the streetscape and neighbouring properties as a result of the proposed reduction lot area will not be discernable. As such, the variance requested is minor.

**COMMENTS:**

**Agency & Department Comments**

The applications were 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: Ministry of Transportation Ontario, Cogeco, City Tax Department, City of Thorold Heritage Advisory Committee (LACAC), Thorold Fire and Emergency Services, Niagara Peninsula Conservation Authority (NPCA), Niagara Escarpment Commission (NEC), Hydro One, and TransCanada Pipelines Limited.

The following Departments/Agencies did not provide comments on the proposal: Bell Canada, Ontario Power Generation, Trillium Railway, GIO Rail, Canada Post, District School Board of Niagara, and Niagara Catholic District School Board.

#### Niagara Region

In conclusion, Regional Growth Strategy and Economic Development staff does not object to the Consent Application, in principle, as the proposal is consistent with the PPS and conforms to Provincial and Regional policies, subject to the conditions below.

1. That a final Phase One ESA prepared by a QP be submitted, letter of reliance provided, and RSC filed if applicable or prior to issuance of building permit.
2. That the Owner be advised of the following advisory clause: Additionally, Regional staff noted that due to the proximity to an active rail line, purchasers/tenants are advised that sound levels due to increasing rail traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound level may exceed the Municipality's and the Ministry of Environment, Conservation and Parks' noise criteria.

*“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/archaeologicalmanagementplan/default.aspx>.”*

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

## **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. All public comments received have been provided in **Appendix 3**.

## **CONCLUSION:**

In conclusion, it is the recommendation of Planning staff that Minor Variance Application D13-25-2024, requesting relief from Bylaw 60-2019 for the minimum lot size to 352m<sup>2</sup> whereas 400m<sup>2</sup> is required **BE APPROVED** without conditions for the reasons described within this report and Consent Application D10-16-2024 requesting a partial discharge of the mortgage and the creation of a new lot **BE APPROVED** subject to the conditions stated herein.

Prepared by:

ORIGINAL SIGNED

---

Jessica Abraham  
Planner, Development Services

Respectfully Submitted By:

ORIGINAL SIGNED

---

Morgan Casciani  
Associate Director / Chief Planner  
Development Services



## **Appendix 1: Severance Sketch**





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

## Angela Nesbitt

---

**From:** CA - Circulations <CA.Circulations@wsp.com>  
**Sent:** Tuesday, September 17, 2024 3:43 PM  
**To:** Angela Nesbitt  
**Subject:** RE: Request for comments - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

**Importance:** Low

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.



**Your E-mail was Received on:** Tuesday, September 17, 2024

**Thank you for your email on:** Request for comments - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at [circulations@wsp.com](mailto:circulations@wsp.com) on any future materials related to this development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.

### **1) Bell Canada Responses to Pre-Consultation & Complete Development Application Circulations:**

#### **Pre-consultation Circulations**

Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.

#### **Complete Application Circulations & Recirculations**

Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.

**2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:**

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.

**Concluding Remarks:**

If you have any other specific questions, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,



**Juan Corvalan**

**Bell Canada**

Senior Manager – Municipal Liaison

Network Provisioning

[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

---

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

**Sent:** Tuesday, September 17, 2024 7:40:21 PM

**To:** CA - Circulations <CA.Circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; proximity <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>; Akhtar, Usman (MTO) <usman.akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; NPCA - Paige Pearson <ppearson@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 - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

Good afternoon,

The October 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/WELMNXgFF9AMaX4> for the consent and minor variance applications listed below:

D10-16-2024	Consent	20 Regent Street
D13-25-2024	Minor Variance	20 Regent Street (Part 1)

Please note that the consent application noted above was previously circulated in July for comments. The consent application was pulled from the August agenda as the applicant has now added a minor variance application for the proposed new lot.

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, October 4, 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)

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at [www.wsp.com/casl](http://www.wsp.com/casl). For any concern or if you believe you should not be receiving this message, please forward this message to [caslcompliance@wsp.com](mailto:caslcompliance@wsp.com) so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est interdite. Si vous avez reçu ce message par erreur, ou que vous n'êtes pas un destinataire autorisé ou voulu, veuillez en aviser l'expéditeur immédiatement et détruire le message et toute copie électronique ou imprimée. Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel au [www.wsp.com/lcap](http://www.wsp.com/lcap). Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au [conformitelcap@wsp.com](mailto:conformitelcap@wsp.com) afin que nous puissions rapidement traiter votre demande. Notez que ce ne sont pas tous les messages transmis par WSP qui constituent des messages électroniques commerciaux.

-LAEhHhHzdJzBITWfa4Hgs7pbKl

## Angela Nesbitt

---

**From:** Lucy Sacco  
**Sent:** Tuesday, September 17, 2024 4:12 PM  
**To:** Angela Nesbitt  
**Subject:** RE: Request for comments - Committee of Adjustment - OCTOBER 2024 - Due Friday, October 4th

Hi Angi,  
Please be advised that there is currently no balance on this account.

Thanks



### 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:** Tuesday, September 17, 2024 3:40 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 - OCTOBER 2024 - Due Friday, October 4th

Good afternoon,

The October 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/WELMNXgFF9AMaX4> for the consent and minor variance applications listed below:

D10-16-2024	Consent	20 Regent Street
D13-25-2024	Minor Variance	20 Regent Street (Part 1)

Please note that the consent application noted above was previously circulated in July for comments. The consent application was pulled from the August agenda as the applicant has now added a minor variance application for the proposed new lot.

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, October 4, 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 (MNR) <Kendra.Adair@ontario.ca>  
**Sent:** Wednesday, September 18, 2024 7:19 AM  
**To:** Angela Nesbitt  
**Cc:** Zirger, Rosi (MNR)  
**Subject:** RE: Request for comments - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

**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 NEC staff. 20 Regent Street, Thorold is located outside of the Niagara Escarpment Development Control Area and Niagara Escarpment Plan 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:** Tuesday, September 17, 2024 3:40 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 <[REDACTED] S.14 MFIPPA >; 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 (MNR) <Kendra.Adair@ontario.ca>; Zirger, Rosi (MNR) <Rosi.Zirger@ontario.ca>; NPCA - Paige Pearson <ppearson@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 - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

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

Good afternoon,

The October 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/WELMNXgFF9AMaX4> for the consent and minor variance applications listed below:

D10-16-2024	Consent	20 Regent Street
D13-25-2024	Minor Variance	20 Regent Street (Part 1)

Please note that the consent application noted above was previously circulated in July for comments. The consent application was pulled from the August agenda as the applicant has now added a minor variance application for the proposed new lot.

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, October 4, 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:** TC Energy <tcenergy@mhbcplan.com>  
**Sent:** Wednesday, September 18, 2024 9:11 AM  
**To:** Angela Nesbitt  
**Subject:** RE: Request for comments - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

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.

Hi Angela,

On behalf of TransCanada Pipelines Limited (TCPL), we do not have any comments to provide on the Committee of Adjustment notices in the email below.

Kind regards,

**ALEKSANDRA FRANKOWSKI, BA | Planner**

**Office Relocation Notice:** Please update your records with our new address information: [12 James Street North, Unit 301, Hamilton Ontario L8R 2J9](#).



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

12 James Street North, Unit 301, Hamilton ON, L8R 2J9  
T: 905-639-8686 x 224



This communication is intended solely for the named addressee(s) and may contain information that is privileged, confidential, protected or otherwise exempt from disclosure. No waiver of confidence, privilege, protection or otherwise made. If you are not the intended recipient of this communication, please advise us immediately and delete this email without reading, copying, or forwarding it to anyone.

---

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

**Sent:** September-17-24 3:40 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 <[REDACTED] S.14 MFIPPA >; 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 - Paige Pearson <ppearson@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>; TC Energy <tcenergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

**Subject:** Request for comments - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

Good afternoon,

The October 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/WELMNXgFF9AMaX4> for the consent and minor variance applications listed below:

D10-16-2024	Consent	20 Regent Street
D13-25-2024	Minor Variance	20 Regent Street (Part 1)

Please note that the consent application noted above was previously circulated in July for comments. The consent application was pulled from the August agenda as the applicant has now added a minor variance application for the proposed new lot.

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, October 4, 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:** KAUR, KIRANDEEP (MTO) <KIRANDEEP.KAUR2@ontario.ca>  
**Sent:** Thursday, September 19, 2024 3:43 PM  
**To:** Angela Nesbitt  
**Subject:** RE: Request for comments - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

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 ,

D10-16-2024	Consent	20 Regent Street
D13-25-2024	Minor Variance	20 Regent Street (Part 1)

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:** Tuesday, September 17, 2024 3:40 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 <[REDACTED] S.14 MFIPPA >; 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 (MNR) <Kendra.Adair@ontario.ca>; Zirger, Rosi (MNR) <Rosi.Zirger@ontario.ca>; NPCA - Paige Pearson <ppearson@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 - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

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

Good afternoon,

The October 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/WELMNXgFF9AMaX4> for the consent and minor variance applications listed below:

D10-16-2024	Consent	20 Regent Street
D13-25-2024	Minor Variance	20 Regent Street (Part 1)

Please note that the consent application noted above was previously circulated in July for comments. The consent application was pulled from the August agenda as the applicant has now added a minor variance application for the proposed new lot.

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, October 4, 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)

**Growth Strategy and Economic Development**

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

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

---

**Via Email Only**

July 31, 2024

Region File: PLCS202400851

Angela Nesbitt  
Secretary Treasurer  
City of Thorold  
3540 Schmon Parkway  
Thorold, ON L2V 4A7

Dear Ms. Nesbitt:

**Re: Regional and Provincial Comments  
Minor Variance Application  
City File: D10-10-2024  
Owner: Todd Lamothe  
20 Regent Street  
City of Thorold**

---

Regional Growth Strategy and Economic Development staff has reviewed the Consent Application for 20 Regent Street located in the City of Thorold. The application proposes to create a new lot for residential purposes.

A pre-consultation meeting took place on March 20, 2024, with the applicant and Regional and City staff in attendance.

The following comments are provided to assist the City of Thorold with their review of the proposed Consent 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 proposed consent 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 the subject property is currently used for commercial use and that a change in use to residential use would require the filing of a Record of Site Condition (“RSC”). A Draft Phase One Environmental Site Assessment (“ESA”) completed by Pinchin (Dated June 18, 2024) was submitted as a part of the Consent Application.

The draft ESA concluded that there was nothing identified that is likely to have resulted in impacts to the soil and groundwater of the proposed lot that would require the completion of a Phase Two ESA. The assessment further states that the property is suitable for the intended future residential land use and that an RSC can be filed based only on the completion of the Phase One ESA report.

Regional staff will require that a finalized copy of the ESA as well as a letter of reliance be submitted and recommend that the RSC be submitted as a condition of Consent. Staff are also supportive of the RSC being provided at the time of building permit provided that it is the applicant who applies for the building permit and that the Chief Building Official is satisfied. Regional staff will defer to the City of Thorold in determining the appropriate time for the required RSC.

## **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 the Niagara Region's mapped Area of Archaeological Potential as outlined on Schedule K of the NOP indicating there is potential for the discovery of archaeological resources. At the pre-consultation meeting, Regional staff noted that based on a review of historical aerial imagery the parking lot area was previously occupied by a single detached dwelling prior to development as a parking lot for the commercial use. As such, based on the past disturbance an Archaeological Assessment is not required.

Regional staff, however, will require that the following warning clause be observed:

*"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 Consent Application, in principle, as the proposal is consistent with the PPS and conforms to Provincial and Regional policies, subject to the conditions below.

1. That a final Phase One ESA prepared by a QP be submitted, letter of reliance provided, and RSC filed if applicable or prior to issuance of building permit.
2. That the Owner be advised of the following 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>."*

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).

Best regards,

A handwritten signature in blue ink, appearing to read "Alex Boekestyn", is centered on the page. The signature is written in a cursive, flowing style.

Alex Boekestyn, M.Sc.  
Development Planner, Niagara Region

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

## Angela Nesbitt

---

**From:** Mike Embleton <mike.embleton@cogeco.com>  
**Sent:** Monday, September 23, 2024 10:52 AM  
**To:** Angela Nesbitt  
**Subject:** Re: Request for comments - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

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,  
Cogeco has no comment on this consent and minor variance applications.

Thank you,  
Mike

### Mike Embleton

Network Delivery Coordinator  
7170 McLeod Rd, Niagara Falls ON, L2H 3H2  
C 905-246-8621



Your **local** connection

Join the conversation  
[#cogecommunity](#)



On Tue, Sep 17, 2024 at 3:40 PM Angela Nesbitt <[Angela.Nesbitt@thorold.ca](mailto:Angela.Nesbitt@thorold.ca)> wrote:

Good afternoon,

The October 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/WELMNXgFF9AMaX4> for the consent and minor variance applications listed below:

D10-16-2024	Consent	20 Regent Street
D13-25-2024	Minor Variance	20 Regent Street (Part 1)

Please note that the consent application noted above was previously circulated in July for comments. The consent application was pulled from the August agenda as the applicant has now added a minor variance application for the proposed new lot.

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, October 4, 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:** AMIN Pranav <Pranav.Amin1@HydroOne.com>  
**Sent:** Friday, September 27, 2024 9:41 AM  
**To:** Angela Nesbitt  
**Subject:** Thorold - 20 Regent Street - D10-16-2024

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

Hello,

We are in receipt of your Application for Consent, D10-16-2024 dated September 17<sup>th</sup>, 2024. We have reviewed the documents concerning the noted Application and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

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

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

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

MENU

HELP

SEARCH

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



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

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

Thank you,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)

## Angela Nesbitt

---

**From:** BURGER Calvin <Calvin.Burger@HydroOne.com>  
**Sent:** Monday, September 30, 2024 10:00 AM  
**To:** Angela Nesbitt  
**Cc:** BRISCALL Quinn; JOHNSTONE Sonja  
**Subject:** 20 Regent Street, Thorold - Request for Comments

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,

I have reviewed The October 2024 City of Thorold Committee of Adjustment Notices of Hearing - <https://files.thorold.ca/s/WELMNXgFF9AMaX4>.

At this time, no concerns/comments were found

Thank you

---

### Calvin Burger

Area Distribution Engineering Tech. Trainee  
Hydro One Networks Inc.  
Design Services  
905-327-9007  
[HydroOne.com](https://www.hydroone.com)

## Angela Nesbitt

---

**From:** Anna O'Hare <[REDACTED] S.14 MFIPPA >  
**Sent:** Tuesday, October 1, 2024 11:49 AM  
**To:** Angela Nesbitt  
**Subject:** Re: Reminder FW: Request for comments - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

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,  
LACAC Thorold has no comments regarding the items on the Committee of Adjustment's agenda for October 2024.  
Sincerely,

Anna  
Heritage Thorold

---

**From:** Angela Nesbitt <Angela.Nesbitt@thorold.ca>  
**Sent:** Tuesday, October 1, 2024 10:42 AM  
**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 <[REDACTED] S.14 MFIPPA >; 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 - Paige Pearson <ppearson@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:** Reminder FW: Request for comments - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

Good day,

Just a follow up reminder regarding the request for Agency Comments regarding the consent and minor variance applications to be heard at the City of Thorold October 2024 Committee of Adjustment meeting, which are **due by 4:00 p.m. on Friday, October 4<sup>th</sup>, 2024**.

If you have submitted your comments, thank you and no reply is required. If you have not submitted your comments, please do so at your earliest convenience so they can be included in the planning report.

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)

---

**From:** Angela Nesbitt

**Sent:** Tuesday, September 17, 2024 3:40 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' <[REDACTED] S.14 MFIPPA >; 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 - Paige Pearson <ppearson@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 - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

Good afternoon,

The October 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/WELMNXgFF9AMaX4> for the consent and minor variance applications listed below:

D10-16-2024	Consent	20 Regent Street
D13-25-2024	Minor Variance	20 Regent Street (Part 1)

Please note that the consent application noted above was previously circulated in July for comments. The consent application was pulled from the August agenda as the applicant has now added a minor variance application for the proposed new lot.

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, October 4, 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:** Zirger, Rosi (MNR) <Rosi.Zirger@ontario.ca>  
**Sent:** Tuesday, October 1, 2024 11:55 AM  
**To:** Angela Nesbitt  
**Cc:** Adair, Kendra (MNR)  
**Subject:** RE: Reminder FW: Request for comments - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

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 property is located outside of the Niagara Escarpment Plan Area and Niagara Escarpment Development Control Area. As such, NEC staff have no comments.

Regards  
Rosi

### Rosi Zirger

Senior Planner | Niagara Escarpment Commission  
232 Guelph Street, Georgetown, Ontario, L7G 4B1  
905-703-7216  
[rosi.zirger@ontario.ca](mailto:rosi.zirger@ontario.ca) | [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://escarpment.org) to learn more.

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

**Sent:** Tuesday, October 1, 2024 11:43 AM

**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 <S.14 MFIPPA>; 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 (MNR) <Kendra.Adair@ontario.ca>; Zirger, Rosi (MNR) <Rosi.Zirger@ontario.ca>; NPCA - Paige Pearson <ppearson@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:** Reminder FW: Request for comments - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

**Importance:** High

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

Good day,

Just a follow up reminder regarding the request for Agency Comments regarding the consent and minor variance applications to be heard at the City of Thorold October 2024 Committee of Adjustment meeting, which are **due by 4:00 p.m. on Friday, October 4<sup>th</sup>, 2024**.

If you have submitted your comments, thank you and no reply is required. If you have not submitted your comments, please do so at your earliest convenience so they can be included in the planning report.

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)

**From:** Angela Nesbitt

**Sent:** Tuesday, September 17, 2024 3:40 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](mailto:Quinn.Briscall@HydroOne.com)>; Hydro One - 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 - Paige Pearson <[ppearson@npca.ca](mailto:ppearson@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 - City of Thorold Committee of Adjustment - OCTOBER 2024 - Due by Friday, October 4th

Good afternoon,

The October 2024 City of Thorold Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/WELMNXgFF9AMaX4> for the consent and minor variance applications listed below:

D10-16-2024	Consent	20 Regent Street
D13-25-2024	Minor Variance	20 Regent Street (Part 1)

Please note that the consent application noted above was previously circulated in July for comments. The consent application was pulled from the August agenda as the applicant has now added a minor variance application for the proposed new lot.

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, October 4, 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)



October 3, 2024

NPCA File No.: PLCON202401226

VIA EMAIL ONLY

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

Attention: Angela Nesbitt, Secretary Treasurer of the Committee of Adjustments

**Subject: Application for Consent, D10-16-2024**  
Todd Lamothe (c/o Quartek Group Inc.)  
20 Regent Street, Thorold, ON, L2V 1T3  
**ARN 273100000202500**

---

To the Committee of Adjustment,

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

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under Ontario Regulation 155/06 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 NPCA mapping of **ARN 273100000202500** and notes that the subject property does not contain, and is not impacted by NPCA Regulated Features. Therefore, the NPCA would have no objection to proposal on this property.

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,



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

October 3, 2024

NPCA File No.: PLCON202401226

VIA EMAIL ONLY

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

Attention: Angela Nesbitt, Secretary Treasurer of the Committee of Adjustment

**Subject: Application for Minor Variance, D13-25-2024**  
Todd Lamothe (c/o Quartek Group Inc.)  
20 Regent Street, Thorold, ON, L2V 1T3  
**ARN 273100000202500**

---

To the Committee of Adjustment,

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

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under Ontario Regulation 155/06 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 NPCA mapping of **ARN 273100000202500** and notes that the subject property does not contain, and is not impacted by NPCA Regulated Features. Therefore, the NPCA would have no objection to proposal on this property.

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,



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

## Angela Nesbitt

---

**From:** Traviss Ketler  
**Sent:** Friday, October 4, 2024 9:56 AM  
**To:** Angela Nesbitt  
**Subject:** RE: Request for comments - Committee of Adjustment - OCTOBER 2024 - Due Friday, October 4th

Good Morning Angela,

I have no comments regarding this application.

Thank you,



**Traviss Ketler**

Fire Prevention Officer  
Fire and Emergency Services

**City of Thorold**

905-227-6613 x313

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

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

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

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

**Sent:** September 17, 2024 3:40 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 - OCTOBER 2024 - Due Friday, October 4th

Good afternoon,

The October 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/WELMNXgFF9AMaX4> for the consent and minor variance applications listed below:

D10-16-2024	Consent	20 Regent Street
D13-25-2024	Minor Variance	20 Regent Street (Part 1)

Please note that the consent application noted above was previously circulated in July for comments. The consent application was pulled from the August agenda as the applicant has now added a minor variance application for the proposed new lot.

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, October 4, 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)



## **Appendix 3: Public Comments**

## Angela Nesbitt

---

**From:** S.14 MFIPPA  
**Sent:** Tuesday, October 1, 2024 3:09 PM  
**To:** Angela Nesbitt  
**Subject:** Adjustment Committee for variance D13-25-2024

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.

Hi Angela

I am the owner of S.14 MFIPPA in Thorold and I would like to state that I am very upset that this new owner wants to build in his parking area. My house is very old and I fear with digging right beside my house will cause me issues as my house is very old and worry that my walls may start cracked due to the construction. I read they want to put a semi detached home which to me is crazy as they do not have enough area to do that. I live in my house with my 91 year old father and this was not what I expected when I purchased my house. I am still working and have enough issues to deal with and I do not want any new construction going on.

Regards

Robin Smith

Owner S.14 MFIPPA .

Thorold

S.14 MFIPPA