

COMMITTEE OF ADJUSTMENT

Department of Development Services
8 Carleton Street South
Thorold, ON L2V 5C2
905-227-6613

June 19, 2025

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Minor Variance Application D13-09-2025

9 Fawn Court, Thorold Ontario

PLAN NS16 LOT 24

273100002511451

PROPOSAL

An application has been submitted for a detached accessory structure, proposed to be a garage. The subject lands are zoned Residential One (R1A) in accordance with the City's Comprehensive Zoning Bylaw 60-2019. In order to facilitate the development, the following variances from the provisions of Bylaw 60-2019 are being requested:

- Relief from Part 3 – General Regulations, Table 3.1: Accessory Building or Structure Requirements – To permit a maximum accessory lot coverage of 11% whereas the bylaw permits a maximum of 10%.
- Relief from Part 3 – General Regulations, Table 3.1: Accessory Building or Structure Requirements – To permit a height of an accessory structure of 5.5 metres whereas the bylaw permits a maximum of 4.5 metres.

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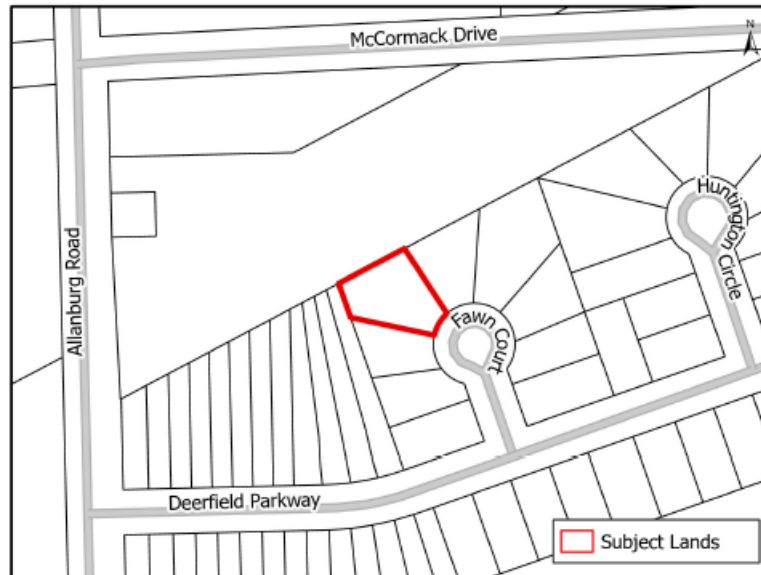


Figure 1: Key Map

RECOMMENDATIONS

That Minor Variance Application D13-09-2025 to grant relief from the maximum accessory lot coverage from 10% to 11%, and to grant relief from the maximum height for accessory structures from 4.5 metres to 5.5 metres, for the purpose of constructing a garage **BE APPROVED**.

Site Description

The subject lands are located to the north of Deerfield Parkway and front onto the cul-de-sac at Fawn Court within the City of Thorold as shown in **Figure 1**. The land is currently developed with a single detached dwelling and accessory shed. Access is provided on the eastern portion of the lot and is occupied in part by an access easement for the neighbouring property, 13 Fawn Court. The access easement is located parallel to the eastern property line of the subject lands. The proposed accessory structure will be located to the rear of the existing dwelling and will require the removal of the existing concrete slab.

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Background Review

The subject lands are zoned Residential One (R1A) in the City of Thorold's Zoning Bylaw 60-2019, as amended. This zoning category permits various forms of low-density residential uses, such as single detached dwellings, semi-detached dwellings, duplexes and triplexes. The R1A zone also permits supplementary accessory structures. The applicant proposes to construct an accessory structure (a garage) on the subject lands.

The garage is proposed to be 5.5 metres tall (to midpoint of roofline). In addition, the lot coverage of the garage is proposed to be 111.42 m². As a result, two variances are required in order to permit the proposed accessory structure on the subject lands, as shown in **Figure 2**.

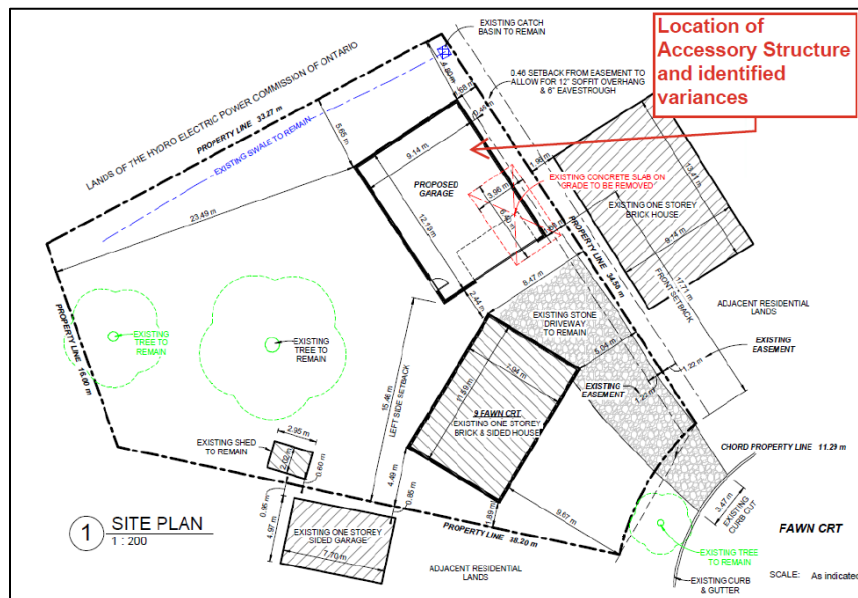


Figure 2: Site Plan

The proposed accessory structure must comply with the provisions as set out in Section 3.1 – Accessory Buildings of the City's Comprehensive Zoning Bylaw 60-2019. The table below references the applicable regulations for accessory structures in Residential zones and identifies the variances required for this application.

Section 3.1 – Accessory Buildings and Structures Requirements

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Provision	Requirement	Proposal
Maximum Lot Coverage of Accessory Building(s) or Structure(s)	10% of total lot coverage permitted	11%*
Minimum Front Yard Setback	6.0m, but in no case closer to the street than the front wall of the dwelling	17.71m
Minimum Rear Yard Setback	0.9m	4.8m
Minimum Interior Side Yard Setback	0.9m	1.68m
Minimum Exterior Lot Line Setback	3m	N/A
Maximum Height	4.5m	5.5m*

*** Denotes zoning deficiency**

Provincial Planning Statement (2024) (PPS)

The Provincial Planning Statement (2024) encourages growth within Settlement areas to support the creation of complete communities. The proposed development is located within the City of Thorold's Built-Up area. The creation of an accessory structure is a modest form of growth that assists the municipality in achieving complete communities appropriate to the surrounding context. In Staff opinion, the proposed development is consistent with the Provincial Planning Statement.

Niagara Region Official Plan (2022)

As of March 31, 2025, the Region no longer holds planning authority under the Planning Act. The Niagara Official Plan now serves as the Official Plan for the City of Thorold, who in turn is responsible for ensuring conformity with its policies.

The Niagara Region Official Plan (NOP) directs growth to Settlement Areas and more specifically to Built-Up Areas with available municipal services. The Niagara Official Plan has established an intensification target of 25% of new residential units to be provided in the Built-Up Area of Thorold.

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Department of Development Services
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The proposed accessory structure within a residential property supports the achievement of growth within settlement areas.

City of Thorold Official Plan (2016)

The City of Thorold Official Plan (2016) designates the subject lands 'Low Density Residential' as part of the Urban Living Area. As per Official Plan policy B1.1(e) the creation of a secondary dwelling unit within these residential neighbourhoods are considered to be an appropriate form of residential intensification within the Urban Living Area designation.

The creation of a Secondary Dwelling Unit are encouraged through the Official Plan, which supports the gentle residential intensification of the Urban Living Area.

City of Thorold Comprehensive Zoning By-law (2019)

The subject lands are zoned R1A – Residential Zone One under the City of Thorold Comprehensive Zoning By-law 60(2019). The R1A zone permits single-detached dwellings and associated accessory buildings, subject to additional provisions outlined in Section 3.1. The accessory building and structure requirements under Section 3.1 provides for a 10% maximum lot coverage of the secondary dwelling unit, and a 4.5 metre maximum building height. The applicant is requesting a 1% relief in maximum lot coverage of a second dwelling unit, and a 1 metre relief from the maximum height provision.

The proposed development meets all other required provisions under the Comprehensive Zoning By-law 60-2019.

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 Official Plan.
- The variance maintains the general intent and purpose of the Zoning Bylaw.

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- 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 maintained?

The subject lands are located in the Urban Area Boundary, designated "Urban Living Area" in the City of Thorold Official Plan (2016). Lands located within the Urban Living Area include existing and planned residential development and complimentary uses on full municipal services.

Section A2.4.2 of the Official Plan outlines objectives for urban character in the City, which include:

- To respect the character of stable residential areas and only support applications for new development that are physically compatible with the character of the surrounding neighbourhood.
- To maintain and enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.

Associated accessory structures are permitted within Residential zones in Zoning By-law 60-2019. The requested variances would facilitate the construction of a garage, which is a permitted use. Staff is satisfied that the proposed accessory structure conforms with the general intent and purpose of the Official Plan.

Is the general intent and purpose of the Zoning By-law maintained?

The subject lands are zoned Residential One "R1A" in the City of Thorold's Zoning Bylaw 60-2019, as amended, and exceeds the lot width and size requirements of the R1A zone. The R1A zone permits single detached dwellings and associated accessory structures.

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The proposed variance requests an increase in lot coverage to 11%. As noted in the table above, Section 3.1 of the Zoning By-law permits a maximum of 10% coverage for accessory structures. The intent of this provision is to ensure that accessory uses remain subordinate to the principle use of the site. Given that the lot area is 1101.2 m², almost three times the required minimum lot area of 400m², Staff believe that the accessory structure (representing 10.12% of the total lot area) would remain secondary in nature to the principle use of the lot. There is an existing shed on the subject lands that further represents 0.54% of the lot area. All accessory structures on the property amount to 10.66% lot coverage.

A second variance is proposed for the garage structure to permit a maximum height of 5.5m. As noted in the table above, Section 3.1 of the Zoning By-law permits a maximum height of 4.5m coverage for accessory structures. The intent of this provision is to ensure that accessory uses do not have a significant impact on neighbouring properties considering the required minimum side and rear yard setbacks of 0.9 metres for accessory structures. The proposed location of the garage exceeds both the requirements, with a distance of 4.8 metres to the rear of the property, and a distance of 1.68 metres provided to the eastern property lot line. The access easement parallel to the eastern lot line has a width of approximately 1.22 metres. The garage is setback an additional 0.46 metres from the easement to allow for adequate drainage and ensures that no portion of the proposed garage structure is located on the easement. Additionally, no windows are proposed for the structure as per the provided Site Plan, maintaining the privacy of the adjacent properties. Given that the location of the accessory structure exceeds the requirements under Section 3.1, Staff is of the opinion that the height of the garage would have a minimal impact on adjacent properties.

Staff is satisfied that the variance requesting a total lot coverage of 11%, and the variance requesting a maximum height of 5.5 metres maintains the general intent and purpose of the Zoning Bylaw.

Is the variance appropriate for the development of the land?

It is the opinion of Planning Staff that the proposal is desirable for the appropriate development of the land, as it would facilitate further development of the lands and would facilitate the creation of an accessory structure which is supported under the Official Plan and Zoning By-law.

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Are the variances minor?

The requested variance to increase maximum lot coverage for accessory structures on the subject lands would represent 1% of the total lot area. Given that the property is almost three times the required minimum size for the R1A zone, Staff is of the opinion that the variance is minor in nature and that the accessory structure would remain secondary to the principal use on the lot.

The requested variance to increase the maximum height of an accessory structure to 5.5 metres would represent an additional 1 metre in height. Given that the proposed garage is located away from the existing easement and exceeds the setback requirements for side and rear lot lines, Staff is of the opinion that that the accessory structure would not create adverse impacts on the adjacent property and therefore the variance is minor.

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.

Agency & Department Comments

Building Department

- Comments from the Building Department identified that a permit will be required for new construction prior to commencing work in addition to Building Code comments. No objections were noted. Full comments attached.

No comments:

- Engineering Department;
- Fire Department;
- Heritage Thorold (LACAC);
- Cogeco Inc.;
- Hydro One Inc.;

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- Niagara Escarpment Commission;
- Niagara Peninsula Conservation Authority (NPCA);
- Niagara Region; and
- Ontario Power Generation (OPG)
- MCFN
- Canada Post
- MTO
- CN Rail
- GIO Rail
- DSBN
- NCDSB
- St. Lawrence Seaway
- Bell Canada
- Infrastructure Ontario

Public Comments

- A resident noted that there were no objections, but no additional parking should take place on Fawn Court (8 Fawn Crt).

Staff response: The proposed Site Plan shows additional space on the new driveway for tandem parking. No surplus parking is anticipated to spill over onto the street a result of the approval of this minor variance application, as the site has provided sufficient on-site parking.

CONCLUSION

In conclusion, it is the recommendation of Planning staff that minor variance application D13-09-2025 requesting minor variances to the City of Thorold Comprehensive Zoning Bylaw 60-2019 to increase the maximum accessory lot coverage from 10% to 11% and the maximum height from 4.5 metres to 5.5 metres, for the purpose of an accessory garage structure, **BE APPROVED**.

COMMITTEE OF ADJUSTMENT

Department of Development Services
8 Carleton Street South
Thorold, ON L2V 5C2
905-227-6613

Prepared by:

Mila Masic, BES
Intermediate Planner
MHBC for City of Thorold Planning

Submitted by:

Juliane vonWesterholt
Associate
MHBC for City of Thorold Planning

Reviewed by:

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



NIAGARA REGION COMMENTS

Antonieta Vanderberg

From: Young, Katie <Katie.Young@niagararegion.ca>
Sent: May 21, 2025 2:59 PM
To: Antonietta Vanderberg
Cc: Conor Warren
Subject: RE: FINAL REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025
Attachments: FW: Request Regional Review Fee

Hi Antonietta,

No Regional comments for 9 Fawn Court. I've attached Amy's previously correspondence on 17 Chapel Street North.

Thank you,
Katie



Katie Young, MsC (PI), MCIP, RPP
Senior Development Planner

Niagara Region, 1815 Sir Isaac Brock Way,
Thorold, ON, L2V 4T7, PO Box 1042

P: (905) 980-6000 ext. 3727

W: www.niagararegion.ca

E: katie.young@niagararegion.ca



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

From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>
Sent: Wednesday, May 21, 2025 2:54 PM
To: Young, Katie <Katie.Young@niagararegion.ca>
Cc: Conor Warren <Conor.Warren@thorold.ca>
Subject: RE: FINAL REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025

**Niagara Region Security
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Minor Variance

D13-09-2025

9 Fawn Court



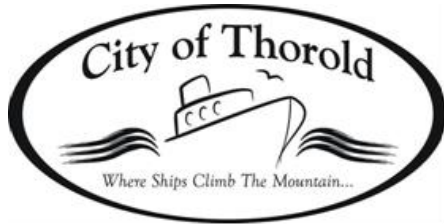
CITY OF THOROLD BUILDING COMMENTS

9 Fawn Court

- A permit for the proposed new building construction is required to be obtained from the City of Thorold's Building Division prior to commencement of work.
- Clearances to above ground electrical conductors shall be as per OBC subsection 3.1.19., article 3.15.5.2., as applicable. (Conform to the requirements of CAN/CSA-C22.3 No.1, "Overhead Systems", for electrical conductors carrying voltages greater than 69 kV.)
- All unprotected openings in an exterior wall facing a property line or another building are limited in size according to OBC 3.2.3. unless approved otherwise.
 - No unprotected openings are permitted in any exterior wall with a limiting distance less than 1.2m (4').
- All unprotected openings in an exterior wall facing a property line or another building are limited in size according to OBC 9.10.14, unless approved otherwise.



CITY OF THOROLD ENGINEERING COMMENTS



Memorandum
City of Thorold
Operations Department
905-227-3535

To: Antonietta Vanderberg, Planning Clerk
From: Jenny Rodriguez
Subject: Minor Variance
Draft Notice of Hearing - D13-09-2025 - 9 Fawn Court_V4_AV - Final
Date: May 13, 2025

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

Should you have any questions, please contact the undersigned.

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

CC.
Ugo Obiako,
Project Manager, Engineering Division
ugo.obiako@thorold.ca
(905) 227-6613. Ext. 294



CITY OF THOROLD FIRE AND EMERGENCY SERVICES COMMENTS

Antonietta Vanderberg

From: FPO
Sent: May 20, 2025 3:09 PM
To: Antonietta Vanderberg
Subject: RE: City of Thorold Committee of Adjustments - June 19, 2025

Good Afternoon Antonietta,

Apologies I was away for a few weeks, not sure if anyone has already taken a look at these from the fire department.

I have no comments on these applications.

Thank you,



Traviss Ketler

Fire Prevention Officer
Fire and Emergency Services

City of Thorold

905-227-6613 x313

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

www.thorold.ca

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

From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>

Sent: May 1, 2025 4:10 PM

To: rosi.zirger@ontario.ca; kendra.adair@ontario.ca; ppearson@npca.ca; smastroianni@npca.ca; tproks@npca.ca;

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>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.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; 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; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurensen@opg.com; rahim.baird@infrastructureontario.ca; Andrea Sinclair <asinclair@mhbcplan.com>; Juliane vonWesterholt <jvonwesterholt@mhbcplan.com>; Mila Masic <mmasic@mhbcplan.com>

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

Subject: City of Thorold Committee of Adjustments - June 19, 2025

Hello,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold June 19, 2025 Committee of Adjustment meeting

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

Please review and provide comments to the Planning@Thorold.ca website **on or before 4:00 pm., May 16, 2025**



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

Antonieta Vanderberg

From: Zirger, Rosi (MNR) <Rosi.Zirger@ontario.ca>
Sent: May 1, 2025 4:44 PM
To: Antonietta Vanderberg
Cc: Adair, Kendra (MNR)
Subject: City of Thorold Committee of Adjustments - June 19, 2025

Good afternoon

The properties listed below are NOT within the Niagara Escarpment Area of Development Control or within the Niagara Escarpment Plan (NEP) Area. As such, NEC staff will NOT be reviewing or providing comments on this circulation.

Rosi Zirger

Senior Planner | Niagara Escarpment Commission
232 Guelph Street, Georgetown, Ontario, L7G 4B1
905-703-7216
rosi.zirger@ontario.ca | www.escarpment.org



Niagara Escarpment Commission
An agency of the Government of Ontario

From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>
Sent: Thursday, May 1, 2025 4:10 PM
To: Zirger, Rosi (MNR) <Rosi.Zirger@ontario.ca>; Adair, Kendra (MNR) <Kendra.Adair@ontario.ca>; ppearson@npca.ca; smastroianni@npca.ca; Thomas Proks <tproks@npca.ca>; [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>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.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>; 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; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; rahim.baird@infrastructureontario.ca; Andrea Sinclair <asinclair@mhbcplan.com>; Juliane vonWesterholt <jvonwesterholt@mhbcplan.com>; Mila Masic <mmasic@mhbcplan.com>
Cc: Conor Warren <Conor.Warren@thorold.ca>
Subject: City of Thorold Committee of Adjustments - June 19, 2025

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Hello,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold June 19, 2025 Committee of Adjustment meeting

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

Please review and provide comments to the Planning@Thorold.ca website **on or before 4:00 pm., May 16, 2025**



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 PENINSULA CONSERVATION AUTHORITY COMMENTS

Antionietta Vanderberg

From: Paige Pearson <ppearson@npca.ca>
Sent: May 5, 2025 1:33 PM
To: City of Thorold Planning
Cc: Antionietta Vanderberg
Subject: NPCA COA Comments: June 19, 2025
Attachments: Draft Notice Of Hearing - D10-03-2025 - 1548 Henderson Street_V6 AV- Final.pdf; Draft Notice of Hearing - D13-09-2025 - 9 Fawn Court_V4_AV - Final.pdf; Draft Notice Of Hearing - D13-10-2025 - 17 Chapel Street N_V3 AV - Final.pdf

Good afternoon,

Please find the NPCAs comments below for each of the COA Applications.

D10-03-2025, 1548 Henderson Street: Consent

Based on the NPCA mapping, the subject property does not contain NPCA regulated features. As such, the NPCA would have no objection to the Consent Application.

D13-09-2025, 9 Fawn Court: Minor Variance

Based on the NPCA mapping, the subject property does not contain NPCA regulated features. As such, the NPCA would have no objection to the Minor Variance.

D13-10-2025, 17 Chapel Street N: Minor Variance

Based on the NPCA mapping, the subject property does not contain NPCA regulated features. As such, the NPCA would have no objection to the Minor Variance.

If you have any questions, please let me know.

Thank you,



Paige Pearson (She/Her)
Watershed Planner

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

(O) 905.788.3135 Ext 205
www.npca.ca
ppearson@npca.ca

The NPCA completed its [Watershed-based Resource Management](#) and [Conservation Area](#) Strategies, paving the way for sustainable conservation across the Niagara Peninsula watershed. It's [Watershed Natural Asset Analysis and Valuation](#) for the Niagara Peninsula watershed offers new insights that redefine how we view nature. **Explore them today!**

From: Antionietta Vanderberg <Antionietta.Vanderberg@thorold.ca>

Sent: May 1, 2025 4:10 PM

To: rosi.zirger@ontario.ca; kendra.adair@ontario.ca; Paige Pearson <ppearson@npca.ca>; Sarah Mastroianni <smastroianni@npca.ca>; Thomas Proks <tproks@npca.ca>; [REDACTED] Abby.LaForme@mncfn.ca;



HERITAGE COMMITTEE COMMENTS

Antonietta Vanderberg

From: Anna O'Hare [REDACTED]
Sent: May 12, 2025 12:57 PM
To: Antonietta Vanderberg
Subject: Re: REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025

Hello Antonietta,
LACAC Thorold has no comments regarding these items.
Thank you very much,

Anna
Heritage Thorold

From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>
Sent: Monday, May 12, 2025 11:03 AM
To: [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>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca <andrew.carrigan@canadapost.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>; 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>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; zone2scheduling@hydroone.com <zone2scheduling@hydroone.com>; landuseplanning@hydroone.com <landuseplanning@hydroone.com>; rahim.baird@infrastructureontario.ca <rahim.baird@infrastructureontario.ca>; Andrea Sinclair <asinclair@mhbcplan.com>; Juliane vonWesterholt <jvonwesterholt@mhbcplan.com>; Mila Masic <mmasic@mhbcplan.com>; Mark Richardson <Mark.Richardson@thorold.ca>
Cc: Conor Warren <Conor.Warren@thorold.ca>
Subject: REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025

Hello,

Just a quick reminder to please share any comments you may have on the application files listed below at your earliest convenience.

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N



COGECO COMMENTS

From: [Jeremy Leemet](#)
To: [Antonietta Vanderberg](#)
Cc: [rosi.zirger@ontario.ca](#); [kendra.adair@ontario.ca](#); [ppearson@npca.ca](#); [smastroianni@npca.ca](#); [tproks@npca.ca](#); [\[REDACTED\]](#); [Abby.LaForme@mncfn.ca](#); [Megan.Devries@mncfn.ca](#); [Dinesh.Adhikari](#); [thoreng](#); [Alex.Sales](#); [Jenny.Rodriguez](#); [Abu.Rashed](#); [Ugo.Obiako](#); [Paula.Wake](#); [Steven.Polich](#); [FPQ](#); [Sean.Dunsmore](#); [andrew.carrigan@canadapost.ca](#); [Usama.Ali@ontario.ca](#); [saumya.john@ontario.ca](#); [matthew.prestinaci@ontario.ca](#); [balroop.narwal@ontario.ca](#); [proximity@cn.ca](#); [aaron.white@qiorail.com](#); [katie.young@niagararegion.ca](#); [devtplanningapplications@niagararegion.ca](#); [planning@dsvn.org](#); [planning@ncdsb.com](#); [realestate@seaway.ca](#); [pbunnin@seaway.ca](#); [mfernandes@seaway.ca](#); [planninganddevelopment@bell.ca](#); [rowcentre@bell.ca](#); [mike.embleton@cogeco.com](#); [municipalplanning@enbridge.com](#); [zone2scheduling@hydroone.com](#); [landuseplanning@hydroone.com](#); [executivevp.lawanddevelopment@opg.com](#); [jasmine.tranter@opg.com](#); [talitha.laurenson@opg.com](#); [rahim.baird@infrastructureontario.ca](#); [Andrea.Sinclair](#); [Juliane.vonWesterholt](#); [Mila.Masic](#); [Conor.Warren](#)
Subject: Re: City of Thorold Committee of Adjustments - June 19, 2025
Date: May 2, 2025 8:09:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Good Morning
Cogeco has no comment.
Thanks Jeremy Leemet

On Thu, May 1, 2025 at 4:10 PM Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca> wrote:

Hello,

Please find attached copies of the Notices of Hearing for the Consent and Minor Variance and applications listed below to be heard at the City of Thorold June 19, 2025 Committee of Adjustment meeting

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

Please review and provide comments to the [Planning@Thorold.ca](#) website **on or before 4:00 pm., May 16, 2025**



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

Antonietta Vanderberg

From: BRISCALL Quinn <Quinn.Briscall@HydroOne.com>
Sent: May 22, 2025 1:19 PM
To: Antonietta Vanderberg
Cc: JOHNSTONE Sonja
Subject: FW: FINAL REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025
Attachments: Draft Notice Of Hearing - D10-03-2025 - 1548 Henderson Street_V6 AV- Final.pdf; Draft Notice of Hearing - D13-09-2025 - 9 Fawn Court_V4_AV - Final.pdf; Draft Notice Of Hearing - D13-10-2025 - 17 Chapel Street N_V3 AV - Final.pdf

Hi Antonietta,

I have reviewed the following:

Consent	D10-03-2025	1548 Henderson Street
Minor Variance	D13-09-2025	9 Fawn Court
Minor Variance	D13-10-2025	17 Chapel Street N

On behalf of Hydro One, we do not have any comments, questions, or concerns with what has been proposed at any of the three locations.

Thank you for including us.

Much appreciated,

Quinn Briscall

Supervising Distribution Engineering Technician
Hydro One Networks Inc.
Design Services
905.932.6605

Quinn.briscall@HydroOne.com

From: JOHNSTONE Sonja <Sonja.Johnstone@HydroOne.com>
Sent: Wednesday, May 21, 2025 2:27 PM
To: BRISCALL Quinn <Quinn.Briscall@HydroOne.com>
Cc: JOHNSTONE Sonja <Sonja.Johnstone@HydroOne.com>
Subject: FW: FINAL REMINDER Request For Comments -City of Thorold Committee of Adjustments - June 19, 2025

Hey- this for 303807733.

Thank you,

Sonja Johnstone (she/her)
Lines Customer Support Clerk
Hydro One Networks Inc.



ONTARIO POWER GENERATION COMMENTS

Antionietta Vanderberg

From: TRANTER Jasmine -HR <jasmine.tranter@opg.com>
Sent: May 2, 2025 9:13 AM
To: Antionietta Vanderberg
Cc: LAURENSEN Tali -HR
Subject: RE: City of Thorold Committee of Adjustments - June 19, 2025

Good Morning Antionietta:

Our comments are below each of your application addresses.

Consent D10-03-2025 1548 Henderson Street

- For this consent application, OPG has no comment

Minor Variance D13-09-2025 9 Fawn Court

- For this minor variance application, OPG has no comment

Minor Variance D13-10-2025 17 Chapel Street N

- For this minor variance application, OPG has no comment

Have a great day!

Jasmine



Jasmine Tranter, PMP



Real Estate Associate
Real Estate Services

416-592-2746

From: Antionietta Vanderberg <Antionietta.Vanderberg@thorold.ca>

Sent: Thursday, May 1, 2025 4:10 PM

To: rosi.zirger@ontario.ca; kendra.adair@ontario.ca; ppearson@npca.ca; 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>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.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; 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;



RESIDENT COMMENTS

Pete MORRIS



No objection to GARAGE
But No Parking of
Cars ON FAWN Court

Pete Morris