



COMMITTEE OF ADJUSTMENT

Department of Planning and Building Services
8 Carleton Street, P.O. Box 1044
Thorold, ON L2V 4A7
905-227-6613 ext. 252

July 17, 2025

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Minor Variance Application (D13-05-2025)
2541 Highway 20, Thorold, Ontario
2731 0000 3100 600

PROPOSAL

An application has been submitted, at 2541 Highway 20, for a minor variance to facilitate the expansion of legal non-conforming office, retail and storage uses within the AS – Specialty Zone of the City of Thorold Comprehensive Zoning By-law (60)2019 (See Figure 1). All other requirements of the zoning bylaw are being maintained.

RECOMMENDATION

That Minor Variance Application (D13-05-2025) to permit the expansion of legal non-conforming uses at 2541 Highway 20 **BE APPROVED** subject to the following conditions:

- 1) That the applicant provide, to the satisfaction of Regional and Municipal Planning Staff, a Private Sewage System plan.
- 2) That the applicant provide, to the satisfaction of Regional and Municipal Planning Staff, an Agricultural Impact Assessment.

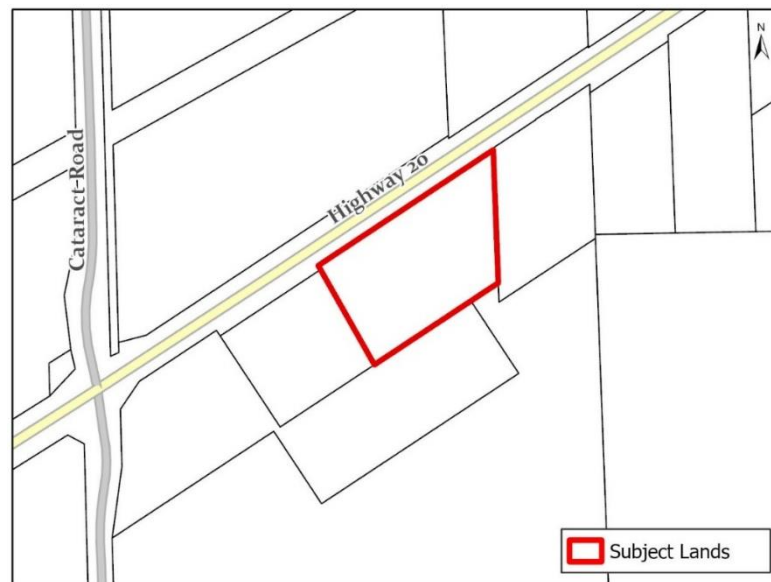


Figure 1: Location Map

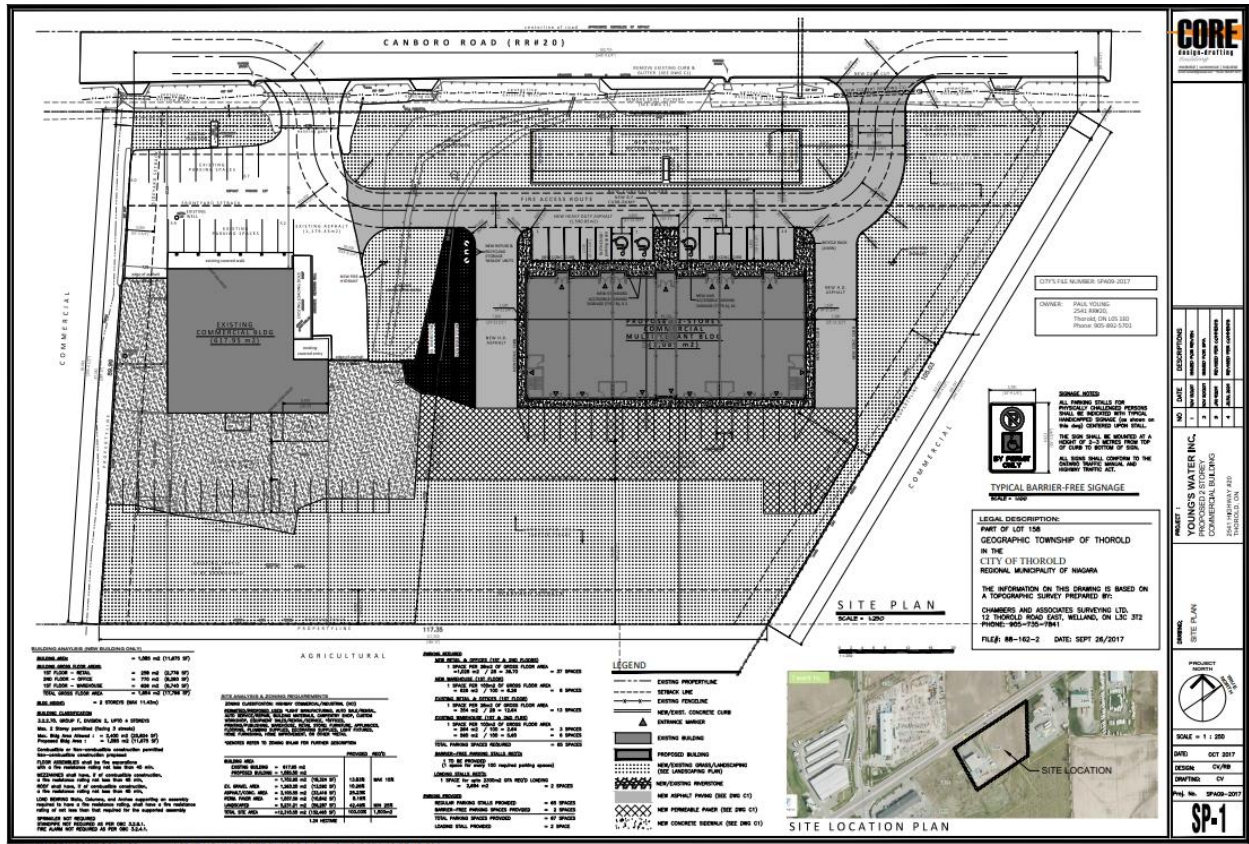


Figure 2: Site Plan

Site Description

The subject lands are located on the South side of Highway 20 in the block bounded by Cataract Road and Merrittville Highway. The lands comprise approximately 426.89 m² of lot area with approximately 165.8 metres of frontage on Highway 20, as illustrated on the site plan concept sketch above (Figure 2). There is currently a small commercial building, operating as a water treatment services business, on-site which will remain. The purpose of the Minor Variance application is to facilitate the construction of a new multi-tenant two-story commercial building. The proposed building contains 258 m² of retail space and 626 m² of warehouse space on the first floor and 770 m² of office space on the second floor.

In the area immediately surrounding the subject lands, similar commercial uses are located along Highway 20. Surrounding the commercial developments along Highway 20 are both specialty crop and regular agricultural farmlands.

Background Review

Under the City of Thorold Official Plan (2016) the subject lands are designated Specialty

Crop. The purpose of the Specialty Crop designation is to “recognize existing commercial lands primarily located along Regional Road 20 and provide policy to ensure future expansion and redevelopment of this area is orderly and safe.” Section B2.2.5 of the City of Thorold Official Plan permits the expansion of existing uses within the Specialty Crop Area, provided they were established on or before December 16, 2004. In considering expansion of existing uses within the Specialty Crop area, committee shall have regard for the necessity to extend or provide municipal water services as well as whether the proposed expansion is consistent with the Natural Heritage Policies of the plan.

Under the Niagara Region Official Plan (2022) the subject lands are located within the Greenbelt Plan Area. The Greenbelt Plan Area under the Regional Official Plan represents the “natural heritage system mapped and issued by the Province” in accordance with the Greenbelt Plan (2017). The Regional OP allows for expansion of existing uses within the Agricultural system, under Policy 4.1.10.2, subject to a demonstration that: new municipal services are not required, the proposal does not expand into key natural heritage and hydrological features unless no alternatives exist, expansion complies with Specialty Crop Guidelines as applicable, an agricultural impact assessment has been completed, there is not the introduction of a new incompatible use, and the proposed use is in accordance with minimum distance separation formulae. As a condition of approval, an Agricultural Impact Assessment will need to be completed to allow for the expansion of the legal non-conforming use.

Within the Greenbelt Plan (2017) the lands are designated as part of the “Protected Countryside” and Niagara Tender Fruit and Grape Area designations. The Protected Countryside designation’s stated goal is to “enhance and improve the quality of life within urban and rural areas” through agricultural protection, culture development and supporting settlement areas which promote complete communities.

The subject lands are zoned Specialty Crop – AS within the City of Thorold Comprehensive Zoning By-law 60(2019). The proposed expansion complies with the building and structure requirements within the zone as outlined in Table 9.3.

MINOR VARIANCE PLANNING ANALYSIS - 45(2):

The Committee of Adjustment, in accordance with *Section 45 (2)* of the *Planning Act*, may authorize a minor variance from the provisions of the bylaw, subject to the following considerations:

- *where any land, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law, may permit,*
 - *(ii) the use of such land, building or structure for a purpose that, in the opinion of the committee, is similar to the purpose for which it was used on the day the by-law was passed or is more compatible with the uses permitted by the by-law than the purpose for which it was used on the day*

the by-law was passed, if the use for a purpose prohibited by the by-law or another use for a purpose previously permitted by the committee continued until the date of the application to the committee;

A summary of planning staff's review of the proposed variances with respect to this consideration is provided below.

Is the Use of Land Permitted or More Compatible under the Comprehensive Zoning By-law?

Section 45(2) of *The Planning Act, 1990 R.S.O.* allows for the Committee of Adjustment to permit the use of land if in the opinion of the committee the land is being used for a similar purpose as it was on the day the Comprehensive Zoning By-law was passed, or if the proposed use is more compatible with the uses permitted by the By-law. As it relates to the proposed expansion of highway commercial uses at 2541 Highway 20, planning staff are of the opinion that the land is being used for a purpose similar to what it was prior to the adoption of the Comprehensive Zoning By-law 60(2019).

Under the City of Thorold's previous Comprehensive Zoning By-laws (442(1958) & 2140(97)) the subject lands were previously zoned as HCI – Highway Commercial/Industrial. The lands located along Highway 20 are heavily developed with highway commercial, as a result of the City of Thorold's previous Comprehensive Zoning By-laws (1958 and 1997) which identified the lands as part of an important commercial gateway to the Region. It was under these zoning by-laws which initial development of the site began, resulting in the creation of the current structure located on site. The City of Thorold Official Plan (2016) contained several policies related to the development of highway commercial along Highway 20, however the City began to repeal these policies in the late 2010's, resulting in the elimination of North-East gateway policies with Official Plan Amendment (OPA) 6. OPA 6 eliminated the existing use provisions along Highway 20, and dramatically shifted the City's vision for the area. Upon adoption of the new Comprehensive Zoning By-law in 2019, the subject lands saw their zoning change from Highway Commercial to Specialty Crop. Despite the change in zoning, the existing 617.95 m² structure has remained in use.

The current building located on the subject lands, which is occupied by a Water Treatment Services business, contains similar retail, office and commercial elements to what is being proposed. Previously, industrial and commercial uses were a permitted use (where already established) along Highway 20 prior to the adoption of Official Plan Amendment 6 (OPA 6).

It is the opinion of Planning Staff that the application represents a similar use and purpose as it was used on the date that the City of Thorold Comprehensive Zoning By-law 60(2019) was passed.

Furthermore, City of Thorold Official Plan (2016) policy B2.2.5 allows for the expansion of uses which are not permitted in the *Specialty Crop* designation, provided the use was established on or before December 16, 2004.

- In considering an application the committee shall have regard for the following criteria:
 - *The expansion does not require the provision or extension of a municipal water or sewer system; and,*
 - *The proposed expansion is consistent with the existing use policies contained in the Natural Heritage policies of this Plan.*

Does the expansion require provision or extension of municipal water services?

The proposal to expand the legal non-conforming use at 2541 Highway 20 may require the expansion or upgrading of their current service to accommodate. In their comments during circulation, Niagara Regional Planning staff identified that during a previous Site Plan application, Private Sewage System (PSS) staff provided an initial review. PSS staff requested completed septic designs for final review, to determine if the total flow rate exceeded the 10,000L/day threshold which determines septic approval authority.

Staff are recommending approval of the minor variance be subject to submission of a private sewage system acceptable to Niagara Region staff.

Is the expansion consistent with the existing use policies contained in the Natural Heritage policies of the Official Plan (2016)?

There are 4 designations which address the natural heritage policies identified within the Niagara Escarpment Plan, Environmental Protection One (EP1), Environmental Protection Two (EP2), and Environmental Protection Three (EP3) under Sections B3.1, B3.2, B3.3 and B3.4, respectively. These designations outline expansion policies of non-conforming uses within Natural Heritage areas of the City of Thorold.

The subject lands do not fall within any of the areas identified as part of the natural heritage policies within the City of Thorold Official Plan (2016). As such, expansion of the legal non-conforming use **is consistent** with the existing use Natural Heritage policies.

Furthermore, City of Thorold Official Plan (2016) policy E2.2 provides guidelines to allow for legally non-conforming use expansions within zoning designations where the use is prohibited.

- When evaluating approval of these expansions, the Committee of Adjustment shall consider:
 - *The size of the extension in relation to the existing operation.*
 - *Whether the proposed expansion is compatible with the character of the area.*
 - *The characteristics of the existing use in relation to noise, vibration, fumes, dust, smoke, odours, lighting and traffic generation and the degree to which any of these factors may be increased or decreased by the extension.*
 - *The possibility of reducing these nuisances through buffering, building setbacks, landscaping, Site Plan Control and other means to improve the existing situation, as well as minimize the problems from extension.*

What is the size of the proposed extension in relation to the existing operation?

The proposed extension would see a significant increase in the total area of the non-conforming use within the lot.

The existing legal non-conforming use, which houses Original Young's Water, currently occupies an existing building footprint of approximately 620 m². The proposed extension would see a separate 1085 m² building, while maintaining the existing structure. The expansion would add significant landscaping to the site as well, including a new fire access route, new stormwater retention pond and 34 new parking spaces.

Overall, the proposal will drastically increase the commercial potential of the lands, nearly tripling the overall commercial space (617.95 m² → 1702.95 m²).

Is the proposed expansion compatible with the character of the area?

As previously established, the subject lands and those surrounding were previously identified as "Highway Commercial" under the City's former Comprehensive Zoning By-laws (1958 & 1997), as well as in previous Official Plans through specific policies or general land use designations.

As a result of this development history, there are several lots in the immediate surrounding context of 2541 Highway 20 which are compatible with the proposed development. Most notably 2575 Highway 20, which is located next to the subject lands, recently received similar approvals for the extension of a legal non-conforming use to allow for highway commercial.

Overall, staff are of the opinion that the proposed extension is compatible with the existing character of the area.

What are the existing conditions of nuisance at the site? How will extension impact these conditions?

There are not any significant nuisances which are anticipated to be impactfully increased by the proposed expansion. Located along Highway 20 the site already sees significant traffic and the associated nuisance concerns such as noise, dust, lighting, etc. The proposed expansion is not anticipated to meaningfully increase these nuisances.

Furthermore the proposed commercial uses which occupy the site are not anticipated to significantly contribute to nuisances such as fumes, smoke or odours which would impact the surrounding lots.

Overall the proposed extension is anticipated to have little impact on the surrounding lots along the already commercially established Highway 20 and the agricultural potential of the surrounding Specialty Crop lands.

What is the possibility of reducing the nuisance impacts to minimize problems from expansion?

The proposed expansion is compatible with the provisions outlined for structures within Highway Commercial and Agricultural zones as prescribed by the City of Thorold Comprehensive Zoning By-law 60(2019). The provisions of the Comprehensive Zoning By-law are designed to minimize the impact of nuisances during development.

As previously established, City staff do not anticipate existing conditions will be worsened by the proposed expansion. Furthermore, the submitted site plan provides over 30 new parking spaces, a new stormwater management pond and paved roadways to further mitigate any nuisances to lots located along Highway 20 as well as in the surrounding agriculture uses.

Overall staff are of the opinion that the application does a sufficient job in reducing the impact of nuisances from the proposed extension.

In summary, staff is of the opinion that the requested 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 Division

- A permit for the proposed construction is required to be obtained from the City of Thorold's Building Division prior to commencement of work resulting from the consent approval.
- Confirm previous use of property
- City Development Charges, Regional Development Charges will apply and will be calculated at the time of building permit issuance. If the owner wishes to estimate the fee at this stage of the development process, prior to building permit review process, please review the requirements in the respective Development Charges By-laws.
- 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.)
- A detailed review cannot be completed until the Ontario Building Code Matrix is provided on the Site Plan Drawing for each building indicating use and building classification(s), building area, number of stories, type of construction, occupant load, presence of firewalls, number of residential units, designation of fire access route, location of nearest fire hydrants etc.
- The building designer must ensure, at an early stage, an adequate supply of water is available or can be made available by the proponent, by verifying both the demand required based on Appendix A (Volume 2 of OBC) and the supply available. The applicant for building permit may be required to verify water supply prior to issuance of the permit.
- Is the building is sprinklered or not sprinklered. If the building is not sprinklered. A fire hydrant shall be located within 90m (295') of the building perimeter required to face a street.
- Buildings greater than 600 sq.m (6,458 sq.ft.) in area or 3 stories in height require a street/fire access route shall be provided to the principal building entrance and each building elevation required to face a street/ fire access route.

- Fire access routes must meet the 6m (20') width, 12m (40') centreline radius, 5m (16.5') overhead clearance, 1:12.5 gradient, hard surface and turnaround facilities requirements of OBC 3.2.5.6.
- This building is required to provide barrier-free access. Barrier-free entrances must be provided in accordance with, Article 3.8.1.2. of OBC.
- Access to parking and exterior walks must conform to OBC 3.8.2.2., and 3.8.3.2. – barrier free parking spaces recommended on the building side of traffic aisles and fire routes. If provided on the other side, the Site Plan must indicate a continuous sidewalk from the designated parking space to the building entrance. A level access must be indicated from the parking space to the sidewalk by means of depressed curb or other means.
- 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 3.2.3. unless approved otherwise.
- Geotechnical report/subsurface investigation completed by a Professional Engineer is required as part of a building permit application. Their recommendations for building design to be incorporated and referenced in the Structural drawings.
- All unprotected openings in an exterior wall facing a property line or another building are limited in size according to OBC 3.2.3 or 9.10.14, unless approved otherwise.

Cogeco

- No comments or concerns

CN Rail

- No comments

Heritage Thorold

- No comments

Engineering Division

- No comments

Hydro One

- The only concern is that there is underground electrical infrastructure from the West hydro pole labelled ACQBRM. Please obtain locates before digging, as it may run through the property.

Niagara Region

- **Conclusion:** Regional Infrastructure Planning and Development staff are currently unable to support the application from a Regional perspective until a septic system design is submitted. This design is necessary to determine the property's total daily flow rate, which will determine whether septic approval falls under the jurisdiction of the Region or the MECP.
- Additionally, staff recommend that the City require, at a minimum, a Stage 1 Archaeological Assessment. This assessment should be accompanied by an acknowledgment letter from the MCM. This requirement may be addressed either as a condition of the Minor Variance or during the Site Plan approval process if Site Plan approval is still applicable.
- Please be advised that through changes to the *Planning Act*, the NOP is effectively an official plan of the City of Thorold, which remains in effect until the City revokes or amends it to provide otherwise. As such, City staff should be satisfied that the application conforms to NOP policies.

Niagara Catholic District School Board

- No concerns or comments

NEC

- No comments

NPCA

- Does not contain and is not impacted by NPCA regulated features. No objection.

Mississaugas of the Credit First Nation

- The Department of Consultation and Accommodation (DOCA) consultation team

has filed the project-related correspondence identified above. Upon our review, we have determined that **the project should be proceeded by, at minimum, a Stage 1 archaeological assessment** to determine the location's archaeological potential. DOCA must be notified of, invited to participate in, and provided the opportunity to review this archaeological assessment, as well as any environmental assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

- DOCA expects to be notified of any and all future project updates and/or changes.

Town of Pelham

- No comments

Public Comments

- No comments received as of the date of the writing of this report

CONCLUSION

It is the recommendation of Planning staff that minor variance application (D13-05-2025) requesting a minor variance to permit an expansion of legal non-conforming land uses at 2541 Highway 20 be **APPROVED**, subject to the conditions outlined here within.

Prepared by:

J. Greyvenstein
Development Planner
City of Thorold Planning

Respectfully submitted by:

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



CITY OF THOROLD BUILDING COMMENTS



2541 Highway 20

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- Confirm previous use of property
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- A detailed review cannot be completed until the Ontario Building Code Matrix is provided on the Site Plan Drawing for each building indicating use and building classification(s), building area, number of stories, type of construction, occupant load, presence of firewalls, number of residential units, designation of fire access route, location of nearest fire hydrants etc.
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 - No unprotected openings are permitted in any exterior wall with a limiting distance less than 1.2m (4').
- Geotechnical report/subsurface investigation completed by a Professional Engineer is required as part of a building permit application. Their recommendations for building design to be incorporated and referenced in the Structural drawings.
- All unprotected openings in an exterior wall facing a property line or another building are limited in size according to OBC 3.2.3 or 9.10.14, unless approved otherwise.

[REDACTED]

- [REDACTED]

[REDACTED]

- [REDACTED]



COGECO COMMENTS










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

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

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

Good day,

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

		
Minor Variance	D13-05-2025	2541 Highway 20
		
		

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

Thanking you in advance

Regards,



Antonietta Vanderberg
Temporary Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



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JEREMY LEEMET
Network Delivery Coordinator
Niagara

phone # (437)553-7079

7170 McLeod
Road
Niagara Falls,



CN RAIL COMMENTS

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

[Redacted]

Hello,

[Redacted]

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

Thank you



CN Proximity
proximity@cn.ca

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

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Hello,

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

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

Thank you!



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

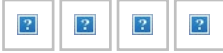


From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>
Sent: June 13, 2025 4:18 PM
To: Shawn Heerema <Shawn.Heerema@thorold.ca>
Subject: FW: Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th
Importance: High

Antonietta Vanderberg



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



From: Antonietta Vanderberg

Sent: June 5, 2025 4:57 PM

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

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

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

Importance: High

Good day,

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

[REDACTED]	[REDACTED]	[REDACTED]
Minor Variance	D13-05-2025	2541 Highway 20
[REDACTED]	[REDACTED]	[REDACTED]

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

Thanking you in advance

Regards,



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





HERITAGE COMMITTEE COMMENTS

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

Hello Antonietta,
Heritage Thorold has no comments.
Respectfully,

Anna
Heritage Thorold

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

Good day,

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

[REDACTED]
Minor Variance
[REDACTED]

[REDACTED]
D13-05-2025
[REDACTED]

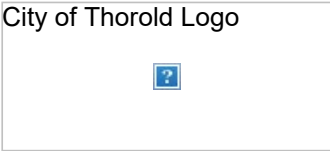
[REDACTED]
2541 Highway 20
[REDACTED]



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

Thanking you in advance

Regards,



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





CITY OF THOROLD ENGINEERING COMMENTS



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

To: Conor Waren
From: Paula Wake, Engineering Technician I
Subject: Engineering Comments
COMMITTEE OF ADJUSTMENT – D13-05-2025 - 2541 Highway 20 - MV
Date: June 9, 2025.

Engineering reviewed the submitted application and provided the following comments:

Engineering has no comments

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

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



HYDRO ONE COMMENTS

From: [Evan Hayward](#)
To: [City of Thorold Planning](#)
Cc: [Quinn Briscall](#); [Sonja Johnstone](#)
Subject: Request for Comments 2541 Highway 20 D13-05-2025
Date: June 17, 2025 11:18:56 AM
Attachments: [Outlook-signature .png](#)

Hello,

I have reviewed the application and associated materials submitted for the Site Plan application at 2541 Highway 20 D13-05-2025.

Our only concern is that there is underground electrical infrastructure from the West hydro pole labelled ACQBRM. Please obtain locates before digging , as it may run through the property.

Thanks,

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

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

www.HydroOne.com



NIAGARA REGION COMMENTS

Public Works – Infrastructure Planning and Development Division

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

Via Email Only

June 16, 2025

Region File: PLMV202500151

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

Dear Ms. Vanderberg:

**Re: Regional and Provincial Comments
Proposed Minor Variance Application
City File: D-13-05-2025
Applicant: Ontario Inc. 1923209 c/o Paul Young
Agent: Chris Venditti
2541 Highway 20
City of Thorold**

Regional Infrastructure Planning and Development staff has reviewed the Minor Variance Application for the property municipally known as 2541 Highway 20 in the City of Thorold. The Applicant is proposing additional uses including office, retail, and storage to the existing legal non-conforming commercial uses. To facilitate the development, the following variance is being requested as the property is zoned Specialty Crop:

- To permit office, retail and storage uses in addition to the existing legal non-conforming commercial use in accordance with City of Thorold Official Plan Special Policy B2.2.9.1 Highway 20 Commercial Area Exceptions.

Planning Act Changes

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

June 16, 2025

Please be advised that through this change to the *Planning Act*, the *Niagara Official Plan, 2022* (NOP) is effectively an official plan of the City of Thorold, which remains in effect until the City revokes or amends it to provide otherwise. As such, City staff should be satisfied that the application conforms to NOP policies

On this basis, the following comments pertaining to archaeology is provided as advice to assist the City in their review of the application.

Under the Memorandum of Understanding (MOU) for Engineering Review between the City and the Region, the below private servicing comments are considered Regional requirements with respect to the Region's interests.

Regional staff provided comments on this file February 12, 2025. The below comments are updated to reflect the changes to the Region's responsibilities under the *Planning Act*.

Archaeological Potential

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

Regional staff acknowledge that an archaeological assessment was not required during the previous Site Plan Application in 2018. However, with the Minister of Municipal Affairs and Housing's approval of the NOP on November 4, 2022, archaeological potential has since been mapped across the region, as illustrated in Schedule K of the NOP. In light of this updated information, Regional staff recommend that the City require, at minimum, a Stage 1 Archaeological Assessment prepared by a licensed archaeologist. A copy of the Ministry of Citizenship and Multiculturalism's (MCM) acknowledgement confirming the report's entry into the Ontario Public Register of Archaeological Reports should also be provided.

Private Servicing

The applicant originally applied for a Site Plan application in 2018 at which time Private Sewage System (PSS) staff reviewed the application. The associated PSS review fee was subsequently waived for the Minor Variance review. In communications with the application PSS staff requested that the applicant submit the completed septic design for review. Regional staff have not received the septic design to review. Without reviewing the design, staff are unable to determine if the total flow rate for the property would exceed the 10,000L/Day threshold to determine if the septic approval will need to

June 16, 2025

be issued by Regional PSS staff or the Ministry of Environmental Conservation and Parks (MECP). If it is below the 10,000L/Day threshold, the septic design will need to be reviewed by Regional staff and meet all requirements of the Ontario Building Code.

Development Engineering

Regional staff note that the comments regarding the Regional Road, Stormwater and Waste collection provided during the Site Plan review remain applicable.

Conclusion

Regional Infrastructure Planning and Development staff are currently unable to support the application from a Regional perspective until a septic system design is submitted. This design is necessary to determine the property's total daily flow rate, which will determine whether septic approval falls under the jurisdiction of the Region or the MECP.

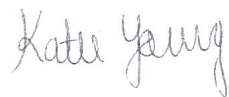
Additionally, staff recommend that the City require, at a minimum, a Stage 1 Archaeological Assessment. This assessment should be accompanied by an acknowledgment letter from the MCM. This requirement may be addressed either as a condition of the Minor Variance or during the Site Plan approval process if Site Plan approval is still applicable.

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

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

Please send notice of the Committee's decision on the applications when available.

Kind regards,



Katie Young, MCIP, RPP
Senior Development Planner

cc: Devon Haluka, Private Sewage System Inspector



NIAGARA CATHOLIC DISTRICT SCHOOL BOARD COMMENTS

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

Thank you Shwan for following up.

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

 Minor Variance 	 D13-05-2025 	 2541 Highway 20 
--	---	--

Respectfully,
Jordan Cook

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

watsonecon.ca



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

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

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



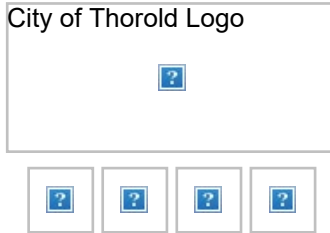
This email originated from outside Niagara Catholic.
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Hello,

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

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

Thank you!



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

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



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

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

rahim.baird@infrastructureontario.ca

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

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

Importance: High

Good day,

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

[REDACTED]	[REDACTED]	[REDACTED]
Minor Variance	D13-05-2025	2541 Highway 20
[REDACTED]	[REDACTED]	[REDACTED]

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

Thanking you in advance

Regards,



Antonietta Vanderberg

Temporary Planning Clerk

Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



NIAGARA ESCARPMENT COMMISSION COMMENTS

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

Good morning Antonietta,

Thank you for circulating NEC staff. The subject properties listed in your email below are located outside of the Niagara Escarpment Plan Area and Niagara Escarpment Development Control Area. As such, NEC staff have no comments.

Kind regards,

Kendra Adair (She/Her)

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



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

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

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

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

Sent: Thursday, June 5, 2025 4:57 PM

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

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

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

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

Importance: High

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

Good day,

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

 Minor Variance	 D13-05-2025	 2541 Highway 20
		

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

Thanking you in advance

Regards,

City of Thorold Logo



Antonietta Vanderberg

Temporary Planning Clerk

Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS

February 5, 2025

VIA EMAIL ONLY

Committee of Adjustment
City of Thorold
Development Services Department
3450 Schmon Parkway, P.O. Box 1044
Thorold, ON, L2V 4A7

Attention: Committee of Adjustment, Secretary-Treasurer

Subject: Application for Minor Variance, D13-05-2025
2541 Highway 20,
Thorold, ON
ARN 273100003100600

To the Committee of Adjustment,

Further to your request for comments for the 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 41/24 of the Conservation Authorities Act. The NPCA Policy Document: Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority (NPCA policies) provides direction for managing NPCA regulated features.

The NPCA has reviewed the current NPCA mapping of **ARN 273100003100600** 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 outlined within the Minor Variance Application, **D13-05-2025**.

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



MISSISSAUGAS OF THE CREDIT FIRST NATION COMMENTS



February 10, 2025

Project Name: 2541 Highway 20, Thorold
DOCA Project Number: 2021-0856
Proponent: Unknown
Project Location: 2541 Highway 20, Thorold

Dear Conor Warren,

This letter is to confirm receipt of the project-related correspondence sent by the City of Thorold, on February 10, 2025, regarding 2541 Highway 20, Thorold.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Between the Lakes Treaty No. 3, of 1792. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has filed the project-related correspondence identified above. Upon our review, we have determined that **the project should be proceeded by, at minimum, a Stage 1 archaeological assessment** to determine the location's archaeological potential. DOCA must be notified of, invited to participate in, and provided the opportunity to review this archaeological assessment, as well as any environmental assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

DOCA expects to be notified of any and all future project updates and/or changes.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Thank you,

Abby (LaForme) Lee
Consultation Coordinator
Department of Consultation and Accommodation

Phone: 905-768-4260
Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



Phone: (905) 768-1133
Fax: (905) 768-1225



Email: abby.laforme@mncfn.ca

CC

Megan DeVries, Manager of Consultations, megan.devries@mncfn.ca



Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



Phone: (905) 768-1133
Fax: (905) 768-1225



From: [Abby Lee](#)
To: [Antonietta Vanderberg](#)
Cc: [City of Thorold Planning](#)
Subject: RE: Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th
Date: June 16, 2025 9:21:52 AM
Attachments: [image006.jpg](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[2025 Feb \(1\). 10- MCFN Comment Letter- 2541 HWY 20 Thorold.pdf](#)

Good Morning Antonietta,

MCFN DOCA, stands by the comments that were made on February 10, 2025, for 2541 HWY 20, Thorold. Please see the attached letter for your reference.

[REDACTED]

Thank you

Abby (LaForme) Lee (she/her)
Consultation Coordinator,
Department of Consultation & Accommodation



Mississaugas of the Credit First Nation
Mailing: 2789 Mississauga Road, Hagersville, ON, N0A1H0
Physical: 4065 Hwy. #6, Hagersville, ON, N0A1H0
Web: www.mncfn.ca
Facebook: Mississaugas of the Credit First Nation
Ph: 905-768-4260 Ext: 1602

I choose to work flexibly and am sending this message now because it works for me. Feel free to read, act on or respond at a time that works for you.

Disclaimer

The Mississaugas of the Credit First Nation (MCFN) asserts the right to maintain stewardship on our ancestral homelands which includes the right to protect the lands and waters that sustain and support the life and health of all. Historically, and without our consent, MCFN homelands have been industrialized to the point where cumulative effects have already surpassed the point of a questionable future for coming generations. In this era of reconciliation, building a renewed relationship with First Nation peoples based on recognition of rights, respect and partnership, MCFN fully expect legal obligations with the body of the politic to adhere to National interests and engage MCFN in all future development taking place within our ancestral lands.

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From: Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>
Sent: Thursday, June 5, 2025 4:57 PM
To: rosi.zirger@ontario.ca; kendra.adair@ontario.ca; [REDACTED] smastroianni@npca.ca; tproks@npca.ca; [REDACTED]; Abby Lee <Abby.LaForme@mncfn.ca>; Megan DeVries <Megan.DeVries@mncfn.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Paula Wake <Paula.Wake@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Mark Richardson <Mark.Richardson@thorold.ca>; slarocque@pelham.ca; aedwards@pelham.ca; shansen@niagarafalls.ca; andrew.carrigan@canadapost.ca; peter.deluca@ontario.ca; Usama.Ali@ontario.ca; saumya.john@ontario.ca; matthew.prestinaci@ontario.ca; balroop.narwal@ontario.ca; proximity@cn.ca; aaron.white@gorail.com; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca;

Susan.Dunsmore@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; jeremy.leemet@cogeco.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; ross.abate@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; TCenergy@mhbcpplan.com; NoticeReview@infrastructureontario.ca; rahim.baird@infrastructureontario.ca

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

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

Importance: High

Good day,

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

Minor Variance	D13-05-2025	2541 Highway 20

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

Thanking you in advance

Regards,



Antonietta Vanderberg
Temporary Planning Clerk
Development Services
City of Thorold

905-227-6613 x259
P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON, L2V 4A7
www.thorold.ca





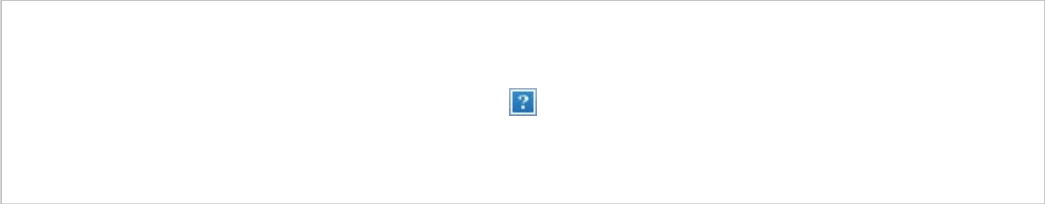
TOWN OF PELHAM COMMENTS

From: [Andrew Edwards](#)
To: [Antonietta Vanderberg](#)
Cc: [City of Thorold Planning](#); [Shannon Larocque](#)
Subject: RE: Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th
Date: June 9, 2025 10:10:37 AM
Attachments: [image006.jpg](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good morning Antonietta,

The Town of Pelham does not have any comments on the proposed applications.

Regards,



TOWN OF PELHAM CONFIDENTIALITY NOTICE

The information contained in this communication, including any attachments, may be confidential and is intended only for the use of the recipient(s) named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, disclosure, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and permanently delete the original and any copy of it from your computer system. Thank you.

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



D13-05-2025



2541 Highway 20

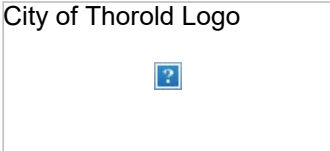


Please review and provide comments to the Planning@Thorold.ca website on or before 4:00 Thursday, June 19th, 2025

Thanking you in advance

Regards,

City of Thorold Logo



Antonietta Vanderberg

Temporary Planning Clerk

Development Services

City of Thorold

905-227-6613 x259

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