

## COMMITTEE OF ADJUSTMENT

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

July 17, 2025

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

**SUBJECT:** Consent Application D10-10-2025  
2248 Centre Street  
PLAN M28 LOT 53 PT LOT 52 AND RP 59R2859 PARTS 1 AND 2 RP  
59R4565 PART 1  
273100002615600

## PROPOSAL

An application has been submitted to sever approximately 0.20 hectares from the current lot at 2248 Centre Street. The severed land will be added to PIN 64059-0166 and remain vacant, while the existing 0.60-hectare lot is intended to be developed with a 10-unit townhouse/semi-detached residential development. To facilitate the proposed development, a consent application is required.

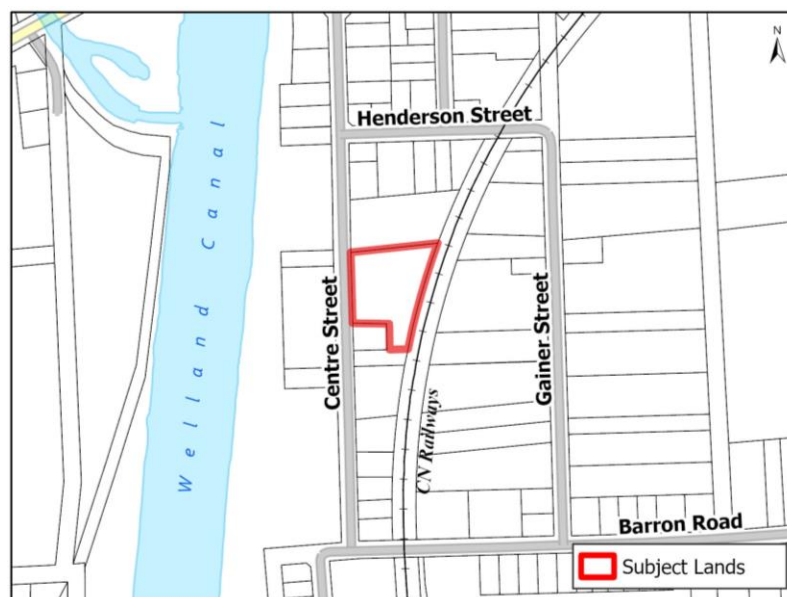


Figure 1: Location Map

## **RECOMMENDATIONS**

That Consent Application D10-10-2025, for the purpose of severing the lands at 2248 Centre Street **BE APPROVED** subject to the following conditions:

- 1) That the applicant provides the Secretary-Treasurer with a legal description, acceptable to the Registrar, of the subject parcel, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
- 2) That the owner provides a lawyer's undertaking, to the satisfaction of the City, to forward a copy of documentation confirming the transaction has been carried out, the document to be provided within two years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.
- 3) That a final certification fee, payable to the City of Thorold, be submitted to the Secretary-Treasurer and that all conditions of consent be fulfilled.
- 4) That the payment of 5% of the value of the new lot, being Part 1, of the submitted severance sketch be made to the City of Thorold in lieu of dedication of land for park purposes pursuant to Section 53(13) of the Planning Act, R.S.O. 1990, as amended.
- 5) That if deeply buried or previously undiscovered archaeological remains/resources are found during development activities on the subject lands, all activities must stop immediately. If the discovery is human remains, contact the Niagara Regional Police Services and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan.
- 6) Although it is not a condition of consent, it is strongly recommended that the applicant use minimum noise mitigation measures during the construction of the future dwelling
- 7) That all of these conditions shall be fulfilled within a period of two years after the giving of the Notice of Decision of the Committee of Adjustment, pursuant to Subsection 53(41) of the Planning Act, failing which this consent shall be deemed to be refused.

## **Site Description**

The subject lands at 2248 Centre Street are located within the Built-Up Area (Schedule B – Regional Structure) of the Niagara Official Plan (2022) and the Urban Living Area of the City of Thorold Official Plan (2016), respectively. Under the City of Thorold’s Comprehensive Zoning By-law 60(2019) the lands are currently zoned as Residential Three – R3D.

The subject lands are currently undeveloped, with access to the lot provided along Centre Street where access will continue following severance. The proposed consent application will not require the removal of any structures, or additional servicing at this time.

## **Background Review**

The subject lands are zoned Residential Three – R3D within the City of Thorold Comprehensive Zoning By-law 60(2019). The R3D zoning category permits various forms of medium-density residential developments such as townhouses, fourplexes, private street developments and apartment dwellings.

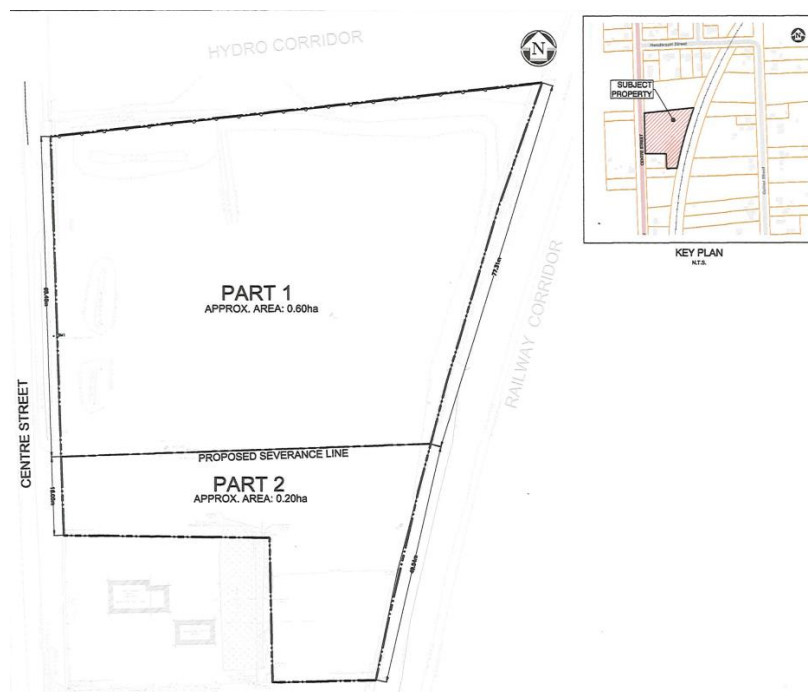


Figure 2: Severance Sketch

As per section 1.6(b) of the Comprehensive Zoning By-law 60(2019), any severance of lands from an existing parcel must ensure that the severed lands must be compliant with the provisions outlined in the existing zone. A summary table is provided below, which demonstrates that no variances will be required for the lots to be severed.

<b>Section 6.3 – Lot, Buildings and Structure Requirements (R3D)</b>			
Provision	Requirement	Proposal	
		Lot 1 (Existing)	Lot 2 (Created)
<b>Minimum Lot Area</b>			
Dwelling, Triplex/Fourplex	450 m <sup>2</sup>	6000 m <sup>2</sup>	2000 m <sup>2</sup>
Townhouse (Street)	160/200 m <sup>2</sup>	6000 m <sup>2</sup>	2000 m <sup>2</sup>
Townhouse (Stacked)	450 m <sup>2</sup>	6000 m <sup>2</sup>	2000 m <sup>2</sup>
Private Street Development	--	6000 m <sup>2</sup>	2000 m <sup>2</sup>
<b>Minimum Lot Frontage</b>			
Dwelling, Triplex/Fourplex	15.0 m	65.46 m	16.06 m
Townhouse (Street)	6.0/7.5 m	65.46 m	16.06 m
Townhouse (Stacked)	15 m	65.46 m	16.06 m
Private Street Development	12 m	65.46 m	16.06 m

## **CONSENT PLANNING ANALYSIS**

The application for consent was reviewed with consideration of applicable policies in the *Provincial Policy Statement (2024)*, *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2021)*, the *Regional Official Plan*, the *City of Thorold Official Plan* and the *City of Thorold Comprehensive Zoning By-law 60 (2019)*.

### **Provincial Planning Statement (2024) (PPS)**

The Provincial Planning Statement (2024) encourages intensification within Settlement areas. The proposed development is located within the City of Thorold Official Plan’s (2016) Urban Living Area, and the Niagara Region Official Plan’s (2022) Built-Up Area. The proposed severance is intended to facilitate residential intensification in compliance with the policies outlined in the PPS. It is staff’s opinion that 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 an 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 within Settlement Areas, and more specifically within the Delineated Built-Up Areas with existing municipal servicing.

Section 2.2.1.1 of the NOP encourages opportunities for the integration of gentle density and a mix and range of housing options that consider the character of established residential neighbourhoods. Section 2.2.2.5 further states that a Regional minimum of 60 percent of all residential units occurring annually will be within built-up areas. Section 2.3.1.1 notes that the development of a range and mix of densities, lot and unit sizes, and housing types, including affordable and attainable housing, will be planned throughout settlement areas to meet housing needs at all stages of life.

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. The proposed lot severance is intended to facilitate this residential intensification. Municipal water and wastewater services are also available on Centre Street, and any future developments can connect to these services.

It is the opinion of staff that the proposal **conforms** to the Region's Official Plan.

### **City of Thorold Official Plan (2016)**

The subject lands are designated as "Urban Living Area" within the City's Official Plan (OP). The purpose of the Urban Living Area designation is to recognize the existing residential areas and promote the efficient use of existing and planned community infrastructure. The Urban Living Area permits a range of residential uses and encourages intensification and/or the redevelopment of under-utilized lands.

Section D4.2.1 of the Official Plan outlines the considerations of the Committee of Adjustments as it pertains to new lot creation through the consent process. This includes: ensuring frontage on a public road maintained year round, limit traffic hazards, keeps with the relevant provisions of the zoning by-law, can be serviced appropriately, will not have a negative impact on drainage, will not compromise the ability to redevelop

the rest of the lands, will not have an impact on environmentally sensitive features, conforms with regional lot creation policy, and where applicable complies with Provincial Minimum Distance Separation Formulae. Staff have reviewed the application against the above criteria, in conjunction with partner agencies, and have not identified any concerns which contravene the policies of the Official Plan.

Staff is of the opinion that the proposal facilitates future development that **is appropriate** and keeping with the general intent of the City's Official Plan (OP).

### **City of Thorold Comprehensive Zoning By-law 60-2019**

The subject lands are zoned as R3D – Private Street Development under the City of Thorold's Comprehensive Zoning By-law 60(2019). The R3D zone includes several higher density residential land uses such as stacked townhouses, fourplexes and apartment dwellings.

As per Comprehensive Zoning By-law 60(2019) Part 1.6(b), any severed lands must be compliant with the provisions outlined in the existing zone. As previously outlined in this report, both the existing and created lots of the proposed severance are compliant with all provisions of the R3D zone as currently constituted.

As such, staff is of the opinion that the proposal is **consistent with** the policies of the Comprehensive Zoning By-law 60(2019).

### **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**

Note regarding which internal and external departments/agencies received the application for comment and then insert the agency comments in the below sections.

### Thorold Heritage

- Heritage Thorold has no comments.

### Thorold Engineering

- Engineering has no comments or requirements for this application currently and is okay with the proposed slight shift of the service lateral locations

### CN Rail

- Please note that CN provided a Clearance of condition for the OPA/ZBA application for development project at 2248 Centre Street on March 6, 2023. CN's clearance was concerning the development project illustrated in the attached site plan. CN does not have any concerns with the consent application D10-10-2025, as long as there are no changes to the initial site design and lot configuration (see attached site plan for reference).

### Cogeco

- No comment

### Hydro One Networks Inc. (June 12, 2025)

- Please be advised that Hydro One Networks Inc. ("HONI") has completed a preliminary review of the above noted consent to sever application. As the subject property is abutting and/or bisected by a HONI high voltage transmission corridor (the "transmission corridor"), HONI has no objection *in principle* to the proposed severance, provided HONI's easement rights are protected and maintained.

Mississaugas of the Credit First Nation

- The Department of Consultation and Accommodation (DOCA) consultation team upon review, 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.

Niagara Catholic District School Board

- No concerns or comments.

Niagara Escarpment Commission

- Outside of NEC, no comment.

Niagara Peninsula Conservation Authority

- The NPCA has reviewed the current NPCA mapping of ARN 273100002615600 and notes that the subject property contains a watercourse associated with the Welland Canal North. The watercourse does have a regulated buffer area applied being 15 meters from the top of bank.
- As per the provided proposed severance line, the lot creation would not encroach on NPCA regulated features. As such, the NPCA would have no objection to the proposed lot creation.
- At this time, the NPCA staff have no objection of the Consent Application, D13-10-2025.

Town of Pelham

- No comment

### **Public Comments**

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

### **CONCLUSION**

It is the recommendation of planning staff that Consent Application D10-10-2025, for the purpose of severing the lands at 2248 Centre Street **BE APPROVED** subject to the conditions listed herein.

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**Prepared by:**

J. Greyvenstein  
Development Planner  
City of Thorold Planning

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**Respectfully submitted by:**

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



# **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](#)

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Hello Antonietta,  
Heritage Thorold has no comments.  
Respectfully,

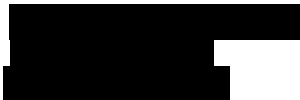
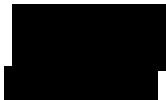
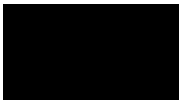
Anna  
Heritage Thorold

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**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 17<sup>th</sup> Committee of Adjustment meeting



Consent

D10-10-2025

2248 Centre Street

Please review and provide comments to the [Planning@Thorold.ca](mailto:Planning@Thorold.ca) website on or before 4:00 Thursday, June 19<sup>th</sup>, 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](http://www.thorold.ca)





# **CITY OF THOROLD ENGINEERING COMMENTS**



City of Thorold  
Public Works Department  
905-227-3535

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**To:** Conor Waren  
**From:** Paula Wake, Engineering Technician I  
**Subject:** Engineering Comments  
COMMITTEE OF ADJUSTMENT – D10-10-2025 - 2248 Centre Street - CONSENT  
**Date:** June 9, 2025.

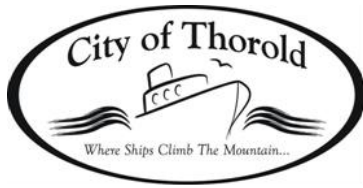
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Engineering has reviewed the submitted application and provides the following comments:

- Provide Grading Plan
- Show separate entrances
- Show separate services

Paula Wake  
Engineering Technician I,  
Engineering Division  
[paula.wake@thorold.ca](mailto: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](mailto:Ugo.Obiako@thorold.ca)  
(905) 227-6613 Ext. 294



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

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**To:** John Lally, Lally Developments / Conor Warren  
**From:** Jenny Rodriguez, Engineering Technician I  
**Subject:** Engineering Comments  
2248 Centre Street, Thorold, ON  
**Date:** July 3, 2025.

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Engineering reviewed the submitted drawings and provided the following comments:

- Engineering has no comments or requirements for this application currently and is okay with the proposed slight shift of the service lateral locations.

Should you have any questions, please feel free to contact the undersigned.

Jenny Rodriguez, B.Arch., C.E.T.  
Engineering Technician I, Engineering Division  
[Jenny.Rodriguez@thorold.ca](mailto:Jenny.Rodriguez@thorold.ca)  
(905) 227-6613 Ext. 261

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



# **CN RAIL COMMENTS**

**From:** Proximity  
**To:** City of Thorold Planning  
**Subject:** 2025-06-16\_CN Comments\_2248 Centre Street\_City of Thorold Committee of Adjustment July 17th - Due by June 19th  
**Date:** June 16, 2025 3:15:45 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.jpg](#)  
[2025-03-06\\_CN Clearance of Condition\\_2248 Centre Street \(OPA ZBA Condo\) Thorold Lally Holdings Ltd. - Registration of Easement .msg](#)  
[Site Plan \(3\).pdf](#)

Hello,

Please note that CN provided a Clearance of condition for the OPA/ZBA application for development project at 2248 Centre Street on March 6, 2023. CN's clearance was concerning the development project illustrated in the attached site plan. CN does not have any concerns with the consent application D10-10-2025, as long as there are no changes to the initial site design and lot configuration.

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

Thank you



**CN Proximity**

[proximity@cn.ca](mailto:proximity@cn.ca)

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**From:** City of Thorold Planning <Planning@thorold.ca>

**Sent:** Friday, June 13, 2025 4:26 PM

**To:** [REDACTED] smastroianni@npc.ca; tproks@npc.ca; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; FPO <FPO@thorold.ca>; Mark Richardson <Mark.Richardson@thorold.ca>; shansen@niagarafalls.ca; andrew.carrigan@canadapost.ca; peter.deluca@ontario.ca; Usama.Ali@ontario.ca; saumya.john@ontario.ca; matthew.prestinaci@ontario.ca; balroop.narwal@ontario.ca; Proximity <proximity@cn.ca>; aaron.white@gorail.com; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; municipalplanning@enbridge.com; ross.abate@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; TCEnergy@mhbcpplan.com; NoticeReview@infrastructureontario.ca; rahim.baird@infrastructureontario.ca

**Cc:** Conor Warren <Conor.Warren@thorold.ca>; Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>

**Subject:** Reminder for Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th

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Hello,

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

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

Thank you!

City of Thorold Logo



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

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

**Sent:** June 13, 2025 4:18 PM

**To:** Shawn Heerema <Shawn.Heerema@thorold.ca>

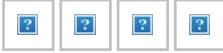
**Subject:** FW: Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th

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



**From:** Antonietta Vanderberg

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

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

**Cc:** Conor Warren <[Conor.Warren@thorold.ca](mailto: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 17<sup>th</sup> Committee of Adjustment meeting

[REDACTED]  
 Consent

[REDACTED]  
 D10-10-2025

[REDACTED]  
 2248 Centre Street

Please review and provide comments to the [Planning@Thorold.ca](http://Planning@Thorold.ca) website **on or before 4:00 Thursday, June 19<sup>th</sup>, 2025**

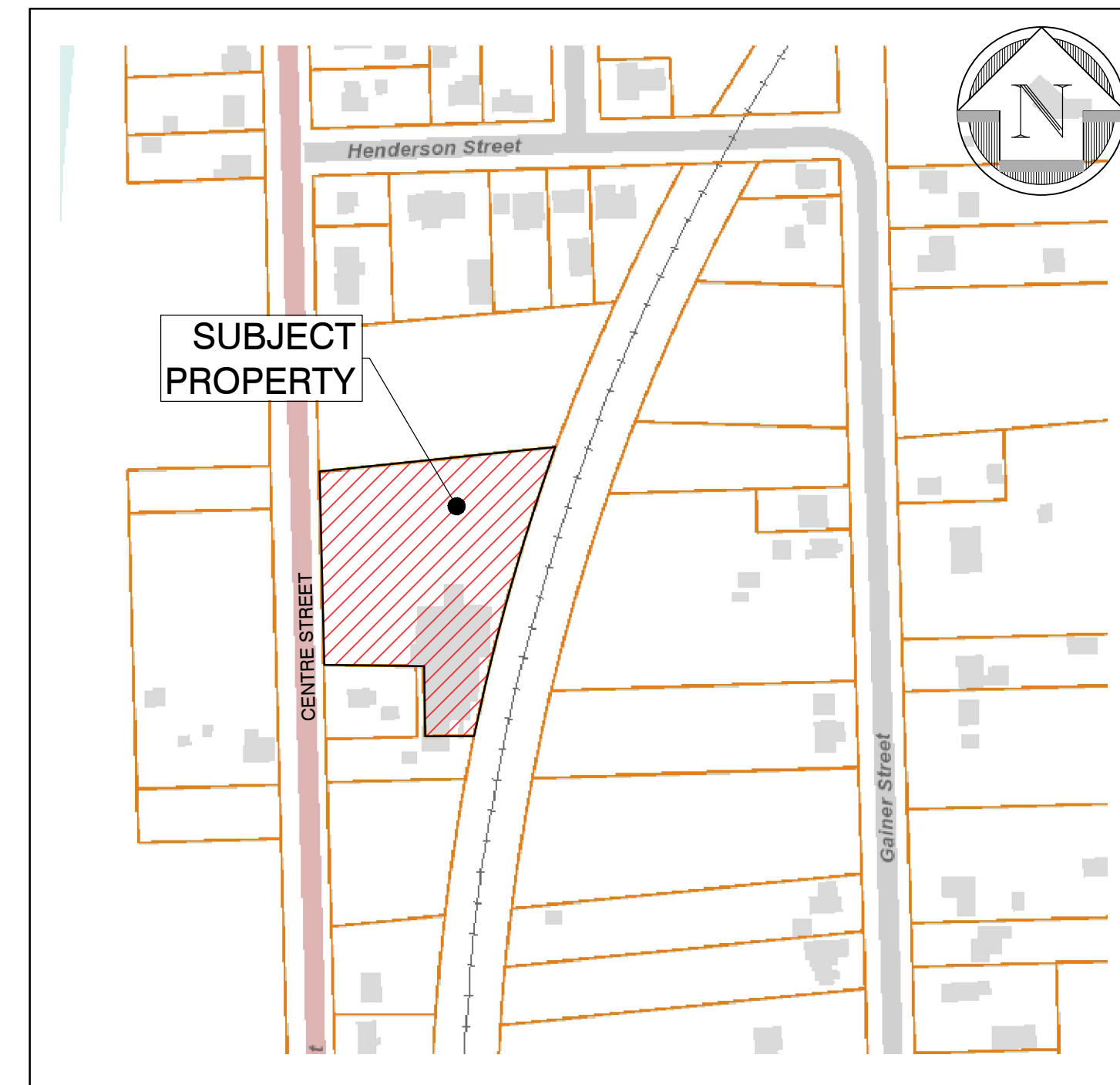
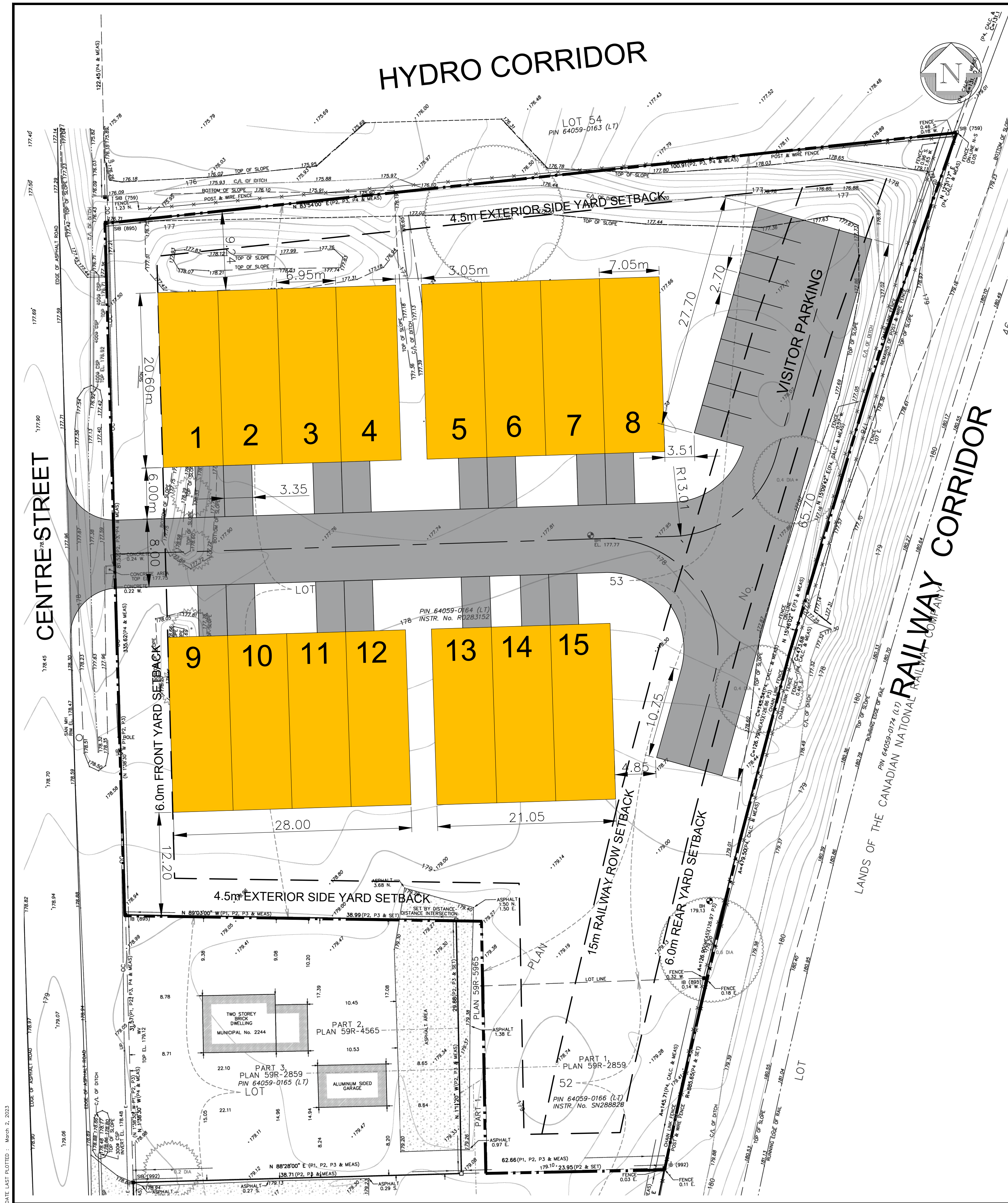
Thanking you in advance

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



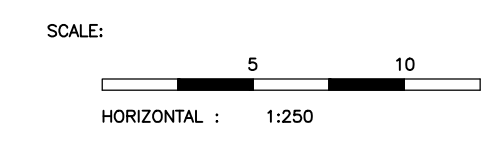


KEY PLAN  
N.T.S.

LAND USE AND DENSITY TABLE		
PROPOSED LAND USE	UNITS/SPACES	AREA
TOWNHOUSES 6.95m x 20.6m	15	143.17m <sup>2</sup>
TOTAL UNITS	15	2147m <sup>2</sup>
AREA OF ROADWAY	-	1300m <sup>2</sup>
OPEN SPACE AREA	-	4075m <sup>2</sup>
TOTAL SITE AREA	-	0.774ha ±
TOTAL SITE DENSITY	19.38 UNITS PER ha	
MAX LOT COVERAGE	40%	
LOT COVERAGE	27.7%	

REV. NO.	DATE	REVISION
1	2022-11-24	ISSUED FOR CITY REVIEW
2	2023-02-28	BUILDING FOOTPRINT CHANGED

TOPOGRAPHICAL SURVEY AND BOUNDARY INFORMATION OBTAINED BY JD BARNES, PLAN DATED MARCH 24, 2022



Stamp

Project Title  
**ALLANBURG TOWNS**  
2248 CENTRE STREET  
THOROLD, NIAGARA

Drawing Title  
**SITE PLAN**

Designed by : NBN  
Drawn By : NBN

Checked by :  
Date Started : NOV 15, 2021

Drawing Scale : 1:250  
Drawing No.:

Project No. **C100**  
21-248



# **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](mailto: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 17<sup>th</sup> Committee of Adjustment meeting

		
		
		
Consent	D10-10-2025	2248 Centre Street

Please review and provide comments to the [Planning@Thorold.ca](mailto:Planning@Thorold.ca) website **on or before 4:00 Thursday, June 19<sup>th</sup>, 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](http://www.thorold.ca)

--

**JEREMY LEEMET**  
Network Delivery Coordinator  
Niagara

phone # (437)553-7079

7170 McLeod  
Road  
Niagara Falls,



# **HYDRO ONE COMMENTS**



Hydro One Networks Inc.  
Facilities & Real Estate  
P.O. Box 4300  
Markham, Ontario L3R 5Z5

HydroOne.com

Courier:  
185 Clegg Road  
Markham, Ontario L6G 1B7

VIA E-MAIL ONLY TO [planning@thorold.ca](mailto:planning@thorold.ca)

2025-06-12

Attention Committee of Adjustment

Dear Committee of Adjustment,

**Re: Proposed Application for Consent, Lally Holdings Inc.**  
2248 Centre Street  
Thorold  
**File: D10-10-2025**

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Please be advised that Hydro One Networks Inc. ("HONI") has completed a preliminary review of the above noted consent to sever application. As the subject property is abutting and/or bisected by a HONI high voltage transmission corridor (the "transmission corridor"), HONI has no objection *in principle* to the proposed severance, provided HONI's easement rights are protected and maintained.

Please be advised that any placement of permanent structures, facilities or landscaping within the transmission corridor is **prohibited** without the prior written approval of HONI.

If in the future the owner proceeds with a site plan, plan of subdivision and/or plan of condominium application, the owner must make arrangements satisfactory to HONI for lot grading and drainage, and any proposed uses on the transmission corridor. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this proposal will become the responsibility of the developer.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier.

Yours truly,

Land Use Planning Department  
Hydro One Networks Inc.  
Email: [LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)

**From:** [Evan Hayward](#)  
**To:** [City of Thorold Planning](#)  
**Cc:** [Quinn Briscall](#); [Sonja Johnstone](#)  
**Subject:** Request for Comments 2248 Centre Street D10-10-2023  
**Date:** June 17, 2025 11:30:38 AM  
**Attachments:** [Outlook-signature .png](#)

---

Hello,

I have reviewed the application and associated materials submitted for the Site Plan application 2248 Centre Street D10-10-2023.

I have no concerns at this time.

Thank you

---

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

Cell: 613.570.1857

Email: [Evan.Hayward@HydroOne.com](mailto:Evan.Hayward@HydroOne.com)

[www.HydroOne.com](http://www.HydroOne.com)



# **MISSISSAUGAS OF THE CREDIT FIRST NATION COMMENTS**



June 16, 2025

Project Name: 2248 Centre Street, Thorold  
DOCA Project Number: 2023-0321  
Proponent: Allanburg Towns  
Project Location: 2248 Centre Street, Thorold

Dear Antonietta Vanderburg,

This letter is to confirm receipt of the project-related correspondence sent by the City of Thorold, on June 5, 2025, regarding 2248 Centre Street, 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  
Email: [abby.laforme@mncfn.ca](mailto:abby.laforme@mncfn.ca)

CC: Megan DeVries, Manager of Consultations, [megan.devries@mncfn.ca](mailto:megan.devries@mncfn.ca)



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



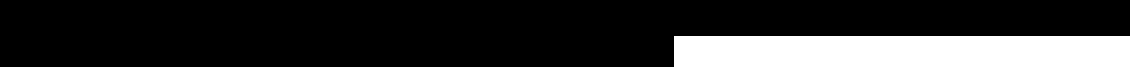
Phone: (905) 768-1133  
Fax: (905) 768-1225



**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](#)  
[MCFN Comment Letter- 2248 Centre Street, Thorold, June 16, 2025.pdf](#)

---

Good Morning Antonietta,



Please also see the attached comments regarding 2248 Centre Street.

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](http://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](mailto:rosi.zirger@ontario.ca); [kendra.adair@ontario.ca](mailto:kendra.adair@ontario.ca); [\[REDACTED\]@smastroianni@npca.ca](mailto:[REDACTED]@smastroianni@npca.ca); [tproks@npca.ca](mailto:tproks@npca.ca); [\[REDACTED\]@Abby.LaForme@mncfn.ca](mailto:[REDACTED]@Abby.LaForme@mncfn.ca); [Megan DeVries <Megan.DeVries@mncfn.ca>](mailto:Megan.DeVries@mncfn.ca); [Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>](mailto:Dinesh.Adhikari@thorold.ca); [thoreng <thoreng@thorold.ca>](mailto:thoreng@thorold.ca); [Alex Sales <Alex.Sales@thorold.ca>](mailto:Alex.Sales@thorold.ca); [Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>](mailto:Jenny.Rodriguez@thorold.ca); [Abu Rashed <Abu.Rashed@thorold.ca>](mailto:Abu.Rashed@thorold.ca); [Ugo Obiako <Ugo.Obiako@thorold.ca>](mailto:Ugo.Obiako@thorold.ca); [Paula Wake <Paula.Wake@thorold.ca>](mailto:Paula.Wake@thorold.ca); [Steven Polich <Steven.Polich@thorold.ca>](mailto:Steven.Polich@thorold.ca); [FPO <FPO@thorold.ca>](mailto:FPO@thorold.ca); [Mark Richardson <Mark.Richardson@thorold.ca>](mailto:Mark.Richardson@thorold.ca); [slarocque@pelham.ca](mailto:slarocque@pelham.ca); [aedwards@pelham.ca](mailto:aedwards@pelham.ca); [shansen@niagarafalls.ca](mailto:shansen@niagarafalls.ca); [andrew.carrigan@canadapost.ca](mailto:andrew.carrigan@canadapost.ca); [peter.deluca@ontario.ca](mailto:peter.deluca@ontario.ca); [Usama.Ali@ontario.ca](mailto:Usama.Ali@ontario.ca); [saumya.john@ontario.ca](mailto:saumya.john@ontario.ca); [matthew.prestinaci@ontario.ca](mailto:matthew.prestinaci@ontario.ca); [balroop.narwal@ontario.ca](mailto:balroop.narwal@ontario.ca); [proximity@cn.ca](mailto:proximity@cn.ca); [aaron.white@gorail.com](mailto:aaron.white@gorail.com); [katie.young@niagararegion.ca](mailto:katie.young@niagararegion.ca); [Lori.Karlewicz@niagararegion.ca](mailto:Lori.Karlewicz@niagararegion.ca); [Josh.Wilson@niagararegion.ca](mailto: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 17<sup>th</sup> Committee of Adjustment meeting



Consent



D10-10-2025



2248 Centre Street

Please review and provide comments to the [Planning@Thorold.ca](mailto:Planning@Thorold.ca) website on or before 4:00 Thursday, June 19<sup>th</sup>, 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](http://www.thorold.ca)



# **NIAGARA CATHOLIC DISTRICT SCHOOL BOARD COMMENTS**

**From:** [Watson & Associates Economists Ltd.](#)  
**To:** [City of Thorold Planning](#)  
**Cc:** [planning@ncdsb.com](mailto: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](#)

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Thank you Shwan for following up.

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



Consent



D10-10-2025



2248 Centre Street

Respectfully,  
**Jordan Cook**

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

[watsonecon.ca](http://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.

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**From:** City of Thorold Planning <Planning@thorold.ca>  
**Sent:** 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@cn.ca; aaron.white@giorail.com; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@dsbn.org; planning@ncdsb.com; realestate@seaway.ca; pbunnin@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@bell.ca; municipalplanning@enbridge.com; ross.abate@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; TCenergy@mhbcplan.com; NoticeReview@infrastructureontario.ca; rahim.baird@infrastructureontario.ca  
**Cc:** Conor Warren <Conor.Warren@thorold.ca>; Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>  
**Subject:** Reminder for Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th

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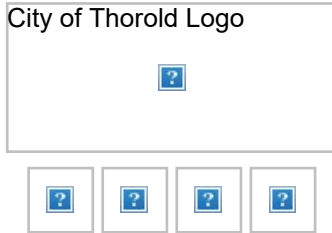
**This email originated from outside Niagara Catholic.**  
**Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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

---

**From:** Antonietta Vanderberg <[Antonietta.Vanderberg@thorold.ca](mailto:Antonietta.Vanderberg@thorold.ca)>

**Sent:** June 13, 2025 4:18 PM

**To:** Shawn Heerema <[Shawn.Heerema@thorold.ca](mailto: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](http://www.thorold.ca)

---

**From:** Antonietta Vanderberg

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

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

[rahim.baird@infastructureontario.ca](mailto:rahim.baird@infastructureontario.ca)

**Cc:** Conor Warren <[Conor.Warren@thorold.ca](mailto: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 17<sup>th</sup> Committee of Adjustment meeting



Consent



D10-10-2025



2248 Centre Street

Please review and provide comments to the [Planning@Thorold.ca](mailto:Planning@Thorold.ca) website **on or before 4:00 Thursday, June 19<sup>th</sup>, 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](http://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](#)

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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](http://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](http://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](mailto:Antonietta.Vanderberg@thorold.ca)>

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

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

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

**Cc:** Conor Warren <[Conor.Warren@thorold.ca](mailto:Conor.Warren@thorold.ca)>

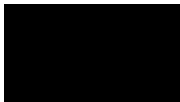
**Subject:** Request For Comments - City of Thorold Committee of Adjustment July 17th - Due by June 19th

**Importance:** High

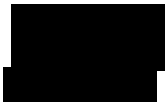
**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good day,

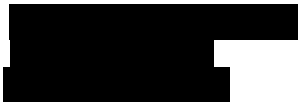
Please find attached copies of the Notices of Hearings for the Consent and Minor Variance applications listed below to be heard at the City of Thorold July 17<sup>th</sup> Committee of Adjustment meeting



Consent



D10-10-2025



2248 Centre Street

Please review and provide comments to the [Planning@Thorold.ca](mailto:Planning@Thorold.ca) website **on or before 4:00 Thursday, June 19<sup>th</sup>, 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](http://www.thorold.ca)



# **NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS**

June 17, 2025

VIA EMAIL ONLY

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

Attention: Secretary Treasurer of the Committee of Adjustment

**Subject: Application for Consent, D13-10-2025**  
2248 Centre Street,  
Thorold, Ontario  
**ARN 273100002615600**

---

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 has reviewed the NPCA Mapping of **ARN 273100002615600** and notes that the property is impacted by NPCA regulated features.

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

The NPCA has reviewed the current NPCA mapping of **ARN 273100002615600** and notes that the subject property contains a watercourse associated with the Welland Canal North. The watercourse does have a regulated buffer area applied being 15 meters from the top of bank.

As per the provided proposed severance line, the lot creation would not encroach on NPCA regulated features. As such, the NPCA would have no objection to the proposed lot creation.

## **Conclusion**

At this time, the NPCA staff have no objection of the Consent Application, **D13-10-2025**.

As there are future proposed development on the subject property (north parcel), the NPCA would require prior review, approval and NPCA work Permits to be issued from this office prior to the commencement of any works on site.



3350 Merrittville Hwy. Unit 9  
Thorold Ontario L2V 4Y6  
905.788.3135 | [info@npca.ca](mailto:info@npca.ca) | [npca.ca](http://npca.ca)

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

Yours truly,

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

Paige Pearson  
Watershed Planner  
(905) 788-3135, ext. 205  
[REDACTED]



# **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](#)

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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@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 17<sup>th</sup> Committee of Adjustment meeting

[REDACTED] [REDACTED] [REDACTED]



Consent



D10-10-2025



2248 Centre Street

Please review and provide comments to the [Planning@Thorold.ca](mailto:Planning@Thorold.ca) website on or before 4:00 Thursday, June 19<sup>th</sup>, 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](http://www.thorold.ca)

