

COMMITTEE OF ADJUSTMENT

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

August 21, 2025

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Applications for Consent and Minor Variance
D10-09-2025 & D13-18-2025 - Leuchin
1111 Barron Road, Thorold, Ontario
PT TWP LOT 136
Roll Number: 2731 0000 2620 200

RECOMMENDATIONS

That the City of Thorold Committee of Adjustment **approve** application D10-09-2025, submitted by Michael Sullivan of LandPro Planning Solutions on behalf of Nick Leuchin, for lands known municipally as 1111 Barron Road, subject to the following conditions:

1. That the Owner 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 an undertaking be provided by the owner's solicitor confirming that the ownership of Part 3 (severed part) will be the same as Part 1 to the west following consent approval, and that a consolidation of PINs will occur to the satisfaction of the City of Thorold.
4. 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.
5. That a minor variance, to grant relief from minimum lot size, as adjusted to include

Part 3, within the Agricultural zone, be granted at 1970 Polloway Road to the satisfaction of the City of Thorold.

6. That all of these conditions shall be fulfilled within a period of two years after the giving of the Notice of Decision of the Committee of Adjustment, pursuant to Subsection 53(41) of the Planning Act, failing which this consent shall be deemed to be refused.

AND that Minor Variance Application D13-18-2025, to grant relief from the minimum lot area requirements of the Agricultural Zone for the lands known municipally as 1111 Barron Road **BE APPROVED**.

PROPOSAL

Applications have been submitted for a lot line adjustment to convey approximately 2.7 hectares from the subject lands to the adjacent lands known municipally as 1970 Polloway Road. A concurrent minor variance has been submitted to grant relief from the minimum lot area requirements at 1111 Barron Road. No further construction has been contemplated through these applications.

Under the City of Thorold Official Plan (2016) and the Region of Niagara Official Plan (2022) the lands are designated as part of the Agriculture and Prime Agriculture Lands, respectively.

To facilitate the consent, the following variance from the City's Zoning By-law provisions is being requested:

1. By-law 60(2019), Part 3.1 – Minimum Lot Area in the Agriculture Zone of 40 ha, requesting relief to allow a minimum lot area in the agriculture zone of 1.3 ha.

All other requirements of the zoning by-law are being maintained.

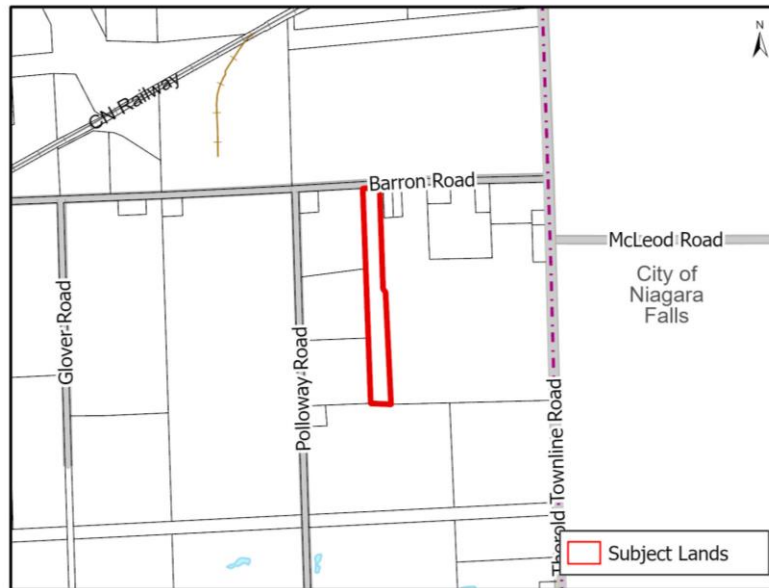


Figure 1: Location Map

Site Description

The subject lands at 1111 Barron Road are located within the Prime Agricultural Lands designation of the Niagara Region’s Official Plan (2022) and the Agricultural lands 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 split-zoned, with the Northern portion of the property zoned Agriculture – A, and a small Southern portion of the property zoned Environmental Protection Two – EP2.

The subject lands currently contains 2 dwellings, a garage and a pole barn, with access to the lot provided along Barron Road. The proposed severance will result in the retained lot maintaining a 1.37 hectares lot area and approximately 2.7 hectares being conveyed to the adjacent lands to the southwest known municipally as 1970 Polloway Road.

Background Review

The subject lands have two (2) zonings, the northern portion of the lot zoned Agricultural (A) and a small southern portion zoned Environmental Protection Two

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 Minor Variance File D13-18-2025 – 1111 Barron Road
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(EP2). The EP2 Zone limits development to preserve the natural heritage potential of the City. No new development is planned as a result of the requested severance or minor variance.

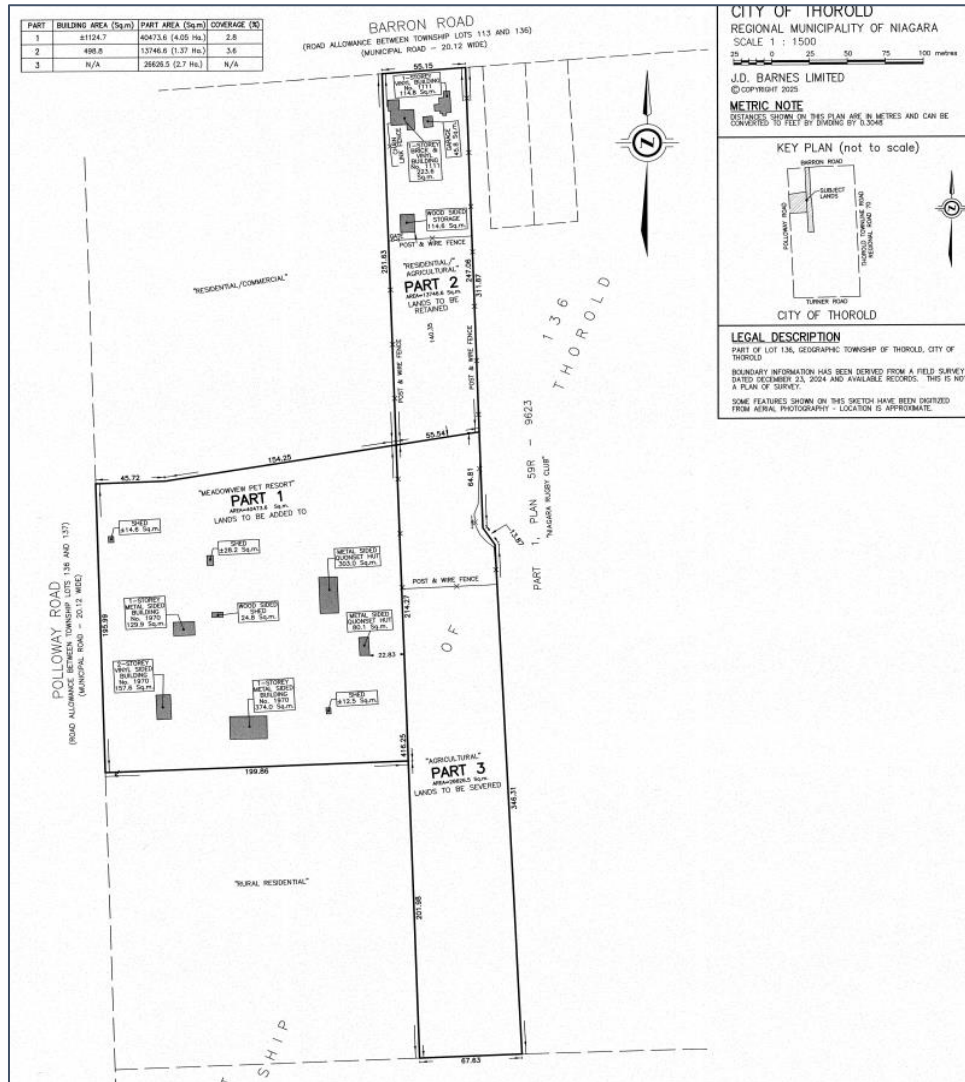


Figure 2: Severance Sketch

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. Given that no new development is

planned following the severance, Planning Staff are of the opinion that the severed lands will be compliant with all provisions of the relevant zones, aside from the requested variance to grant relief from the minimum lot area within the Agriculture zone.

CONSENT PLANNING ANALYSIS

The application for consent was reviewed with consideration of applicable policies in the *Provincial Planning Statement (2024)*, 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 PPS (2024) restricts non-agricultural uses, or the removal of lands from Prime Agricultural Areas. The PPS defines Prime Agricultural Land as “specialty crop areas or Canada Land inventory Class 1, 2 or 3 lands”. The subject lands are defined as Class 3 lands as per the Canada Land Inventory.

As per Section 4.3.3.2, lot adjustments within prime agricultural areas may be permitted for legal or technical reasons, provided it does not result in the creation of a new lot. Further, Section 4.3.5.2 provides that impacts from expanding non-agricultural uses are to be avoided or minimized where not otherwise possible.

The proposal will not create a new lot following consolidation, as it is proposing an adjustment between two (2) existing lots already located within the Prime Agriculture Area. As such, staff are of the opinion that the proposal is consistent with the policies outlined within the PPS.

Niagara Region Official Plan (2022) (NOP)

The subject lands fall within the Prime Agricultural Area designation of the NOP, outside the delineated built-up areas. Prime Agriculture areas contain lands where “prime agricultural lands predominate”. Prime Agriculture lands are defined as Specialty Crop areas or Canada Land Inventory Class 1, 2, or 3 lands.

As per Section 4.1.3, non-agricultural uses are to be directed away from specialty crop areas to minimize conflicts with the established area. Where avoidance is not possible,

measures to minimize impacts on the Agricultural system shall be implemented to achieve maximum land compatibility (4.1.3.7).

Within Prime Agricultural Areas, outside of specialty crop areas, consents to convey land may only be permitted based on the provisions outlined in NOP Section 4.1.4.2 and 4.1.6.1.

As per Section 4.1.4.2, lot adjustments must maintain an area of 0.4 hectares, have an adequate water supply and sufficient frontage, maintain access and order on existing roadways, and will minimize impacts on the surrounding farm operations.

Section 4.1.6.1 outlines the criteria to permit a consent within Prime Agriculture Areas of the NOP. Consents must be for agricultural, agricultural-related, residence surplus to a farming operation, legal or technical or public infrastructure reasons.

The proposed severance does not contravene the policies within the NOP as the consent is for “legal or technical reasons”, does not create a new lot, and is not anticipated to impact the surrounding uses. As such, staff are of the opinion that the proposal generally conforms with the policies outlined within the NOP.

City of Thorold Official Plan (2016) (CTOP)

The subject lands are primarily designated Agricultural, with a small southern portion of the benefiting lot designated Environmental Protection Two. The purpose of the Agricultural CTOP designation is to “protect and maintain land suitable for agricultural production and permit uses which support and are compatible with agriculture and support the economic viability” of these lands.

Section B2.1.3.3 provides for consents within Agricultural designations, allowing for minor lot line adjustments or corrections to boundaries “provided such consents do not result in the creation of a new lot”.

Given that the proposed consent is a lot adjustment that does not result in the creation of a new lot, staff are of the opinion that the proposal general conforms with the policies outlined within the CTOP.

City of Thorold Comprehensive Zoning By-law 60-2019

As per Section 1.6 of the City of Thorold's Comprehensive Zoning By-law 60(2019), "no person shall sever any lands from an existing parcel if the effect of such action is to cause" any aspect to be in contravention of the by-law.

As previously described, both the A and EP2 zones heavily restrict development types and land uses within the zone, however no additional structures are to be constructed as a result of the severance.

The Agricultural zone stipulates a minimum lot area of 40 hectares for all uses, not including Greenhouses. Both lots have existing deficiencies as it relates to this zoning provisions, with all other aspects of the zoning by-law being maintained through the proposed severance.

Given that the deficiency to this provision of the zoning by-law is existing, and is subject of a minor variance to grant relief from the minimum lot area requirements of the Agriculture zone, Planning Staff are of the opinion that the severance generally conforms to the policies of the City of Thorold Comprehensive Zoning By-law 60(2019).

MINOR VARIANCE PLANNING ANALYSIS

Additionally, the Committee of Adjustment, in accordance with *Section 45 (1) of the Planning Act*, may authorize a minor variance from the provisions of the by-law, subject to the following considerations:

- The variance maintains the general intent and purpose of the Zoning Bylaw.
- The variance maintains the general intent and purpose of the Official Plan.
- The variance is appropriate for the development or use of the land.
- The variance is minor in nature.

A summary of Planning Staff's review of the proposed variance is provided below.

Is the General Intent and Purpose of the Official Plan Maintained?

As previously identified in the NOP, development of non-agricultural or related uses is heavily restricted within the Specialty Crop designation. Consents within the Prime Agriculture Areas are limited under Section 4.1.6, in order to maintain the agricultural capability of the land. Provincial legislation and regional policies have identified that larger agricultural lots typically create greater efficiency as it relates to agriculture production. It is for this reason that the Region provides a minimum lot area of 40 hectares, and that any resulting lot is appropriate for the farming proposed, suited for the location and provides for flexibility in agricultural operation.

The purpose of the Agricultural land designation with the CTOP is to “protect and maintain land suitable for agricultural production” and to permit uses which support the economic viability of the agricultural land and businesses of the area. Consents are permitted for legal or technical reasons, provided a new lot is not created (B2.1.3.3).

Both the NOP and CTOP emphasize the preservation of lots within the agricultural system to maintain a level of productivity which larger lots provide. Given that neither the subject or benefiting property is currently used for an agricultural operation, there is no agricultural productivity being lost in the proposal to adjust the boundary between the existing undersized lots.

As such, Planning Staff are of the opinion that the requested variance **meets** the general intent of the Official Plan.

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

Within the City of Thorold Comprehensive Zoning By-law 60(2019), the Agriculture (A) Zone stipulates that a minimum lot area of 40 hectares, and “no person shall sever lands from an existing parcel if the effect of such action is to cause” contravention of the zoning by-law. Additionally development and uses are restricted within the A zone, limiting developments to agriculture or related businesses.

The subject property and receiving lands (Part 1) are existing undersized parcels. As previously stated, Provincial legislation and Regional and Municipal policy prioritizes larger lots within the agricultural area to promote operational efficiency in agricultural production. Given that neither of the lots, in their current configuration, are used for agricultural purposes, and the contravention is an existing condition, Planning Staff are confident that the requested variance does not contradict the stated goal of the Agriculture

zone, which is to “protect and maintain land” and support the economic viability of the land and businesses.

As such, Planning Staff are of the opinion that the requested variance **meets** the general intent of the Comprehensive Zoning By-law.

Are the Variance Appropriate for the Development of the Land?

The purpose of the consent application, and subsequent Minor Variance, is to permit a lot line adjustment with the adjacent lands to the southwest, known municipally as 1970 Polloway Road. The current lot at 1111 Barron Road is a suboptimal, narrow rectangular shape, which does not make it ideal for agricultural production. The benefitting property, 1970 Polloway Road, currently houses Meadowview Pet Resort, a pet kennel which is defined in the Comprehensive Zoning By-law as a “rural” use and is permitted within the “Rural” land use designation of the CTOP. Staff notes that in September 2024 1970 Polloway Road was granted a minor variance for the expansion of the existing legal non-conforming use to expand the kennel operation with a 410 m² addition. These applications do not facilitate the expansion of the legal non-conforming use on the receiving lands, and any further expansion would require an additional application for minor variance to expand that use. Given that the existing uses are not agricultural, and the proposed severance and minor variance is anticipated to help with maintenance of the residential property, while supplying an existing business within Thorold additional space for a future expansion, there are no negative impacts anticipated from adoption.

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

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

Is the Variance Minor?

The Planning Act (R.S.O. 1990) does not define what constitutes “minor”. It is the responsibility of the Committee to make a determination, based on the facts, context and circumstances of a particular application, as to whether the variance is “minor”. In determining whether a requested variance is “minor” the Committee should have

consideration for the overall impact of the development on the agricultural area, not simply a numerical assessment based on provisions in the Comprehensive Zoning By-law.

The proposal seeks relief conditional upon an approved severance from a provision of the Comprehensive Zoning By-law 60(2019). The frontages along Polloway and Barron Roads will not change as a result of the proposed severance. Additionally, the minor variance, to help facilitate the severance, results in a more manageable and compatible lot within the agricultural zone, and a larger lot which contains a well-established business in Thorold. Overall, there is no major negative impacts associated with approval.

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

COMMENTS

The application was circulated to internal departments and external agencies for comments, which are summarized below.

Agency & Department Comments

The following comments were received with regard to this application:

Niagara Region

In conclusion, Regional Infrastructure Planning and Development staff offer no objections to the proposed consent application.

Niagara Peninsula Conservation Authority

At this time, the NPCA staff have no objection of the Consent Application (i.e., boundary adjustment), D10-09-2025.

At this time, the NPCA staff have no objection of the Minor Variance, D13-18-2025.

Mississaugas of the Credit First Nation

- No comment.

City of Thorold Building

- No comment.

City of Thorold Engineering

- No comment.

City of Thorold Fire Prevention Office

- No comment.

City of Thorold Public Works

- No comment.

City of Thorold Community Services

- No comment.

City of Niagara Falls

- No comment.

Canada Post

- No comment.

Ministry of Transportation Ontario

- No comment.

Niagara Catholic District School Board

- No comment.

Bell Canada

- No comment.

Cogeco

- No comment.

Enbridge

- No comment.

Hydro One

- No comment.

Ontario Power Generation

- No comment.

TransCanada Pipeline

- No comment.

Public Comments

The application was circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands. At the time of the writing of this report, no comments/concerns were received on these applications.

CONCLUSION

It is the recommendation of Planning Staff that Consent Application D10-09-2025, for the purpose of severing the lands at 1111 Barron Road **BE APPROVED** subject to the conditions listed herein.

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Consent File D10-09-2025 – 1111 Barron Road

Minor Variance File D13-18-2025 – 1111 Barron Road

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AND that Minor Variance Application D13-18-2025 to grant relief from the minimum lot area within the agriculture zone **BE APPROVED**.

Prepared by:

J. Greyvenstein
Development Planner
City of Thorold Planning

Submitted by:

Marc Davidson
Manager of Development Planning
Development Services



COGECO COMMENTS

From: [Jeremy Leemet](#)
To: [City of Thorold Planning](#)
Subject: Re: City of Thorold Committee of Adjustments - August 21, 2025 - 1111 Barron Road
Date: July 21, 2025 2:43:44 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Afternoon
Cogeco has no comment.
Thanks Jeremy Leemet

On Wed, Jul 16, 2025 at 4:30 PM City of Thorold Planning <Planning@thorold.ca> wrote:

Hello,

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

Consent	D10-09-2025	1111 Barron Road
Minor Variance	D13-18-2025	1111 Barron Road

Thank you,

Courtney Kaupp
Planning Clerk

City of Thorold Logo



City of Thorold Planning

Development Services

City of Thorold

905-227-6613

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,
Ontario L2G
3H2 Canada
cogeco.ca



NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS

July 21, 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, D10-09-2025
1111 Barron Street,
Thorold, Ontario
ARN 273100002620200 & 273100002619900

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 273100002620200 & 273100002619900** and has identified the following at this time:

- 1970 Polloway Road (Part 1), does not contain NPCA regulated features;
- 1111 Barron Road (Part 2), does not contain NPCA regulated features; and,
- 1111 Barron Road (Part 3), has an area of potential unevaluated wetlands located at the southern portion of the subject area.

The application is for a boundary adjustment to transfer the identified Part 3 (south portion of 1111 Barron Road) to the existing parcel, Part 1 (1970 Polloway Road). As there are no new lots being created and based on current mapping, there is no interference/encroachment within NPCA regulated areas, the NPCA would have no objection.

Should there be any future proposed works specifically, within the south portion of Part 3, the NPCA would require to review the scope, nature, and location of the proposal prior to the start of works. The NPCA may require the completion of a site visit with the possibility of an NPCA Permit to be issued (if permitted).



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

Conclusion

At this time, the NPCA staff have no objection of the Consent Application (i.e., boundary adjustment), **D10-09-2025**.

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,

A handwritten signature in black ink, appearing to read "Paige P.", with a large, stylized initial "P" that loops back.

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



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

July 21, 2025

VIA EMAIL ONLY

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

Attention: Secretary Treasurer of the Committee of Adjustment

Subject: Application for Minor Variance, D13-18-2025
1111 Barron Street,
Thorold, Ontario
ARN 273100002620200

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 applicant is seeking a Minor Variance to facilitate the decrease in minimum total lot area for the retained lot (Part 2) as result of the boundary adjustment, D10-09-2025. Based on the current NPCA mapping, the subject property identified as Part 2 (ARN 273100002620200), does not contain NPCA regulated features.

At this time, the NPCA staff have no objection of the Minor Variance, **D13-18-2025**.

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,

A handwritten signature in black ink, appearing to read "Paige Pearson".

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



NIAGARA REGION COMMENTS

Public Works – Infrastructure Planning and Development Division

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

Via Email Only

July 28, 2025

Region File: PLCS202501561

Secretary Treasurer of the Committee of Adjustment
City of Thorold
8 Carleton Street South
Thorold, ON L2V 5C2

Dear Secretary Treasurer:

**Re: Regional Comments
Consent Application
City File: D10-09-2025
Owners: Darlene Leuchin and Nicolaj Leuchin
Address: 1111 Barron Road
Municipality: City of Thorold**

Regional Infrastructure Planning and Development staff have reviewed the proposed consent application for lands municipally known as 1111 Barron Road in the City of Thorold.

This application proposes a boundary adjustment between 1111 Barron Road and 1970 Polloway Road, involving the transfer of approximately 2.7 hectares (Part 3) from 1111 Barron Road (Part 2) to 1970 Polloway Road (Part 1).

Staff note that a minor variance is also being requested to permit a reduced lot area on the retained lands (Part 2). However, Regional comments are limited to the consent application and do not pertain to the minor variance.

A pre-consultation meeting for the proposal was held on September 5, 2024. The following comments are provided to assist the City of Thorold in its review of the proposed consent application.

Planning Act Changes

Pursuant to the *Planning Act*, as of March 31, 2025, Niagara Region no longer holds planning authority as an upper-tier municipality. As a result, the Niagara Official Plan (NOP) now functions as the official plan for all lower-tier municipalities within the

Region. This plan remains in effect until a local municipality amends or revokes it. **Accordingly, City staff should ensure that the application conforms to the policies of the NOP.**

Under the *Planning Act*, an upper-tier municipality may provide planning advice and support to lower-tier municipalities, subject to mutual agreement. Niagara Region has entered into a Planning Service Agreement with the Town of Pelham to continue offering planning support in the following areas:

- Land Use Compatibility
- Archaeological Resources
- Record of Site Condition
- Gas and Petroleum Resources
- Water Protection Screening
- Environmental Planning
- Urban Design (on Regional Roads)

Accordingly, the comments below regarding archaeological resources and the natural environment system are provided for the advice of Town staff.

Private servicing comments are to be addressed in accordance with the existing Memorandum of Understanding (MOU) for Engineering Services between the Region and City.

Archaeological Potential

The Provincial Planning Statement (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.

Typically, a Stage 1-2 Archaeological Assessment is required for planning applications located within areas of archaeological potential. However, as this proposal involves a boundary adjustment, it does not meet the definition of “development” or “site alteration” under applicable Provincial and Regional policies. As such, Regional staff do not recommend that archaeological assessments be required prior to final approval of the consent application.

The applicant should be advised however that future *Planning Act* applications on the subject lands may require archaeological assessment(s). Additionally, the following archaeological advisory clause is provided if archaeological remains/resources are uncovered on the subject lands in the future:

"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 police and coroner to secure the site. If the discovery is not human remains, the area must be secured to prevent site disturbance. The project proponent must then follow the steps outlined in the Niagara Region Archaeological Management Plan: Appendix C (available at: <https://www.niagararegion.ca/culture-and-environment/pdf/archaeological-management-plan.pdf>."

Natural Environment System

The subject lands are impacted by the Natural Environment System (NES) under the NOP, consisting of a Significant Woodland. Policy 3.1.9.8.1 of the NOP typically requires the completion of an Environmental Impact Study (EIS) when development or site alteration is proposed on lands adjacent to natural heritage features.

Additionally, Policy 3.1.4.8 of the NOP discourages or prohibits lot creation which fragments a natural heritage feature or area, key natural heritage feature, or key hydrologic feature.

However, based on the submitted sketch and the scope, nature, and location of the proposal, staff are satisfied that the revised lot line will not negatively impact the adjacent natural feature. In accordance with Policy 3.1.33.3.1 of the Niagara Official Plan, which permits the waiving of an EIS under certain conditions and recognizing that the proposed boundary adjustment does not constitute "development" or "site alteration" as defined by Provincial and Regional policies, Regional staff are satisfied that the EIS requirement may be waived. As such, no further recommendations are provided with respect to natural environment system considerations for this application.

Private Servicing

The retained parcel (Part 2), known as 1111 Barron Road, is serviced by two class 4 sewage systems. A two-compartment septic tank was exposed east of the eastern-most dwelling. The in-ground leaching field appears to be located to the east side of the dwelling as well; however, the exact location is unknown. A second, class 4 sewage system servicing the western dwelling was not exposed at the time of inspection. It consists of a septic tank and in-ground leaching field located south of the dwelling on the west side of the property. At the time of inspection, no defects were found with either of the septic systems.

The proposed property line appears to meet all setbacks required by the Ontario Building Code to the existing sewage system. There is plenty of useable area on the retained parcel for the replacement of either of the class 4 sewage systems should they need to be replaced in the future.

Part 3 is to be severed off and merged with 1970 Polloway Road. The existing septic system for 1970 Polloway Road was inspected in 2024 as part of an earlier *Planning Act* application. The existing septic system is not negatively impacted by the proposed boundary adjustment.

Therefore, provided that no changes are proposed for either of the existing dwellings on Part 2 or Part 1, Regional staff have no objections to the proposed application from a private servicing perspective.


Conclusion

In conclusion, Regional Infrastructure Planning and Development staff offer no objections to the proposed consent application.

Please be advised that through changes to the *Planning Act* as noted above, the NOP is effectively an Official Plan of the City of Thorold, which remains in effect until the City revokes or amends it. As such, City staff should be satisfied that the application conforms to applicable NOP policies.

Should you have any questions, please contact the undersigned at amy.shanks@niagararegion.ca. Please send notice of the Committee's decision.

Kind regards,



Amy Shanks, MCIP, RPP
Senior Development Planner



HYDRO ONE COMMENTS

From: [LANDUSEPLANNING](#)
To: [City of Thorold Planning](#)
Subject: Thorold - 1111 Barron Road - D10-09-2025
Date: August 13, 2025 1:04:26 PM

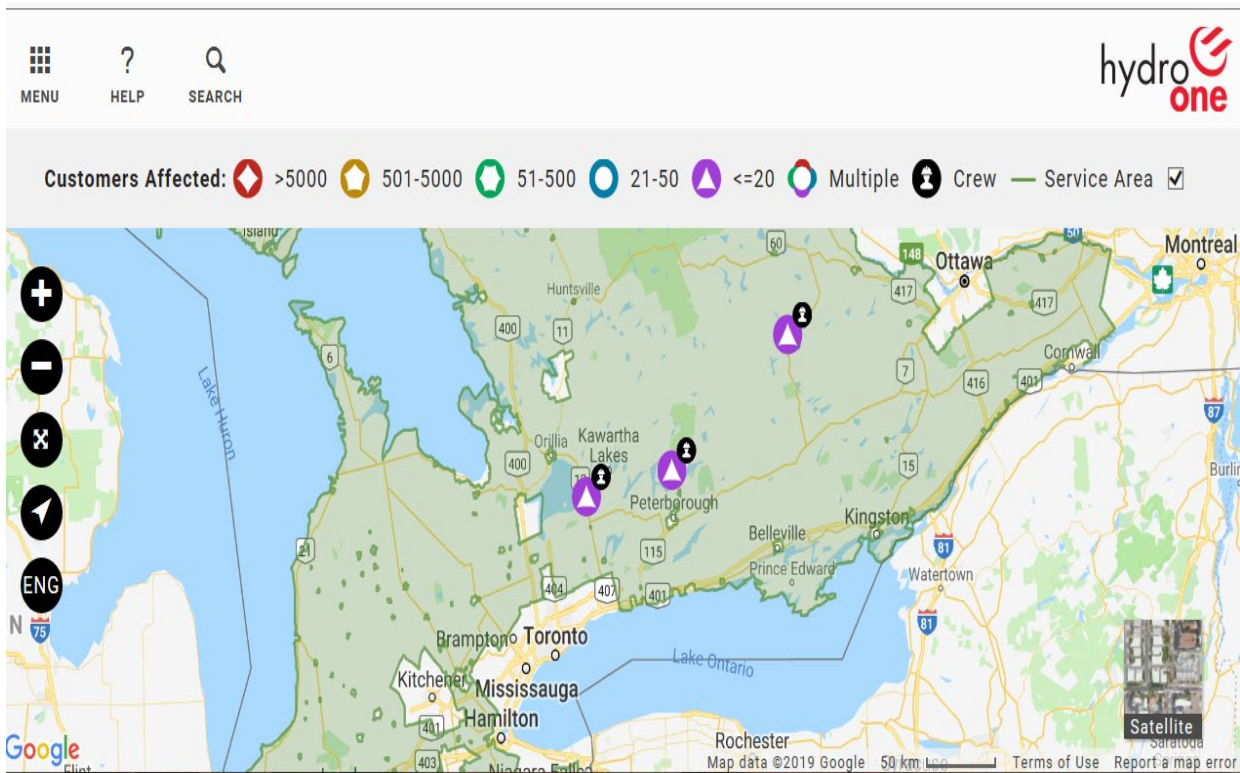
Hello,

We are in receipt of your Application for Consent, D10-09-2025 dated 2025-07-16. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

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

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



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com