



July 31, 2024

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Minor Variance Application D13-21-2024
18 Welland St S, Thorold, Ontario
PLAN ROLLS PT LOT 15 NP890 891

PROPOSAL: An application has been submitted for a single detached accessory structure, proposed to be a second dwelling unit. The lands are zoned Residential One (R1B) in accordance with the City's Comprehensive Zoning Bylaw 60-2019. In order to facilitate the development, the following variances from the provisions of Bylaw 60-2019 are being requested:

- Relief from Part 3 – General Regulations, Table 3.1: Accessory Building or Structure Requirements – To permit a maximum accessory lot coverage of 16% whereas the bylaw permits a maximum of 10%.
- Relief from Part 3 – General Regulations, Table 3.21: Secondary Dwelling Unit Requirements – To permit a maximum gross floor area of a Secondary Dwelling Unit (SDU) of 45% where the bylaw permits a maximum of 40%.

RECOMMENDATION:

That Minor Variance Application D13-21-2024 to increase the maximum accessory lot coverage from 10% to 16%, and to increase the maximum floor area for Secondary Dwelling Units from 40% to 45%, for the purpose of a design that is meant to copy the existing upper apartment in the main house **BE APPROVED**.

Site Description

The subject lands are located on the east side of Welland Street South, and west of Chapel Street South as shown in **Figure 1**. The land is currently developed with a duplex and a shed. The proposal is for an accessory structure for a second dwelling unit (SDU) located in the rear of the property, as shown in the proposed Site Plan (**Appendix 1**).



Figure 1: Location Map

Background Review

The subject property is zoned Residential One (R1B) in the City of Thorold’s Zoning Bylaw 60-2019, as amended. This zoning category permits single detached dwellings, duplexes and accessory structures. As per *Bill 23, More Homes Built Faster Act, 2022*, zoning must allow for up to three (3) additional residential units per lot (i.e., two (2) in the main building and one (1) in an accessory building), with no minimum unit sizes, and no more than one (1) additional parking space can be required, as of right.

Both the existing dwelling and proposed SDU within an accessory structure comply with all provisions of the R1B zone in Zoning Bylaw 60-2019. The proposed accessory structure must comply with the provisions as set out in Section 3.1 – Accessory Buildings of the City’s Comprehensive Zoning Bylaw 60-2019, and the provisions of Section 3.21 – Second Dwelling Units in Zoning Bylaw 60-2019. As the proposed accessory structure does not conform to the accessory lot coverage as set out by Section 3.1, a minor variance is required to permit the lot coverage is being requested.

Table 1: Bylaw 60-2019 – Section 3.1 – Accessory Buildings and Structure

| Bylaw 60-2019 – Accessory Buildings and Structures Requirements and Second Dwelling Units | | |
|---|--|----------------|
| Provisions | Residential Zones Requirement | Provided |
| Maximum Lot Coverage of Accessory Building(s) or Structure(s) | 10% of total lot coverage Permitted | 15.59%* |
| Minimum Front Yard Setback | 6.0 m, but in no case closer to the street than the front wall of the dwelling | 7.92 m |
| Minimum Rear Yard Setback | 0.9 m | 3.81 m |
| Minimum Interior Side Yard Setback | 0.9 m | 1.52 m |
| Minimum Exterior Side Yard Setback | 3 m | N/A |
| Maximum Height | 4.5 m | 3.65 m |

***Denotes zoning deficiency**

A second minor variance is required to permit the maximum gross floor area of the proposed, as it does not conform to the maximum Gross Floor Area of SDU as set out by Section 3.21.

| Section 3.21 – Second Dwelling Unit Requirements | | |
|--|---|--|
| Provisions | Second Dwelling Units Requirement | Provided |
| Maximum number of Second Dwelling Units on a Lot | 1 | 1 |
| Maximum Gross Floor Area of SDU | 40% of the principal dwelling unit gross floor area | 45%* of the principal dwelling unit gross floor area. |
| Required Parking Spaces | 1 Additional Parking Space | 1 Additional Parking Space |

MINOR VARIANCE PLANNING ANALYSIS:

The Committee of Adjustment, in accordance with Section 45 (1) of the Planning Act, may authorize a minor variance from the provisions of the bylaw, subject to the following considerations:

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

A summary of planning staff’s review of the proposed variances with respect to each of these considerations is provided below.

Is the general intent and purpose of the Zoning Bylaw maintained?

Variance 1: The intent of the maximum lot coverage is to ensure that there is adequate space between buildings and adequate area on the site for parking, landscape, open space, storm water management, and private septic services. It is staff’s opinion that the lot coverage proposed for the site offers suitable lands for parking, landscape open space, and stormwater management. As such, the variance requested to increase the permitted

maximum accessory lot coverage from 10% to 16% maintains the general intent and purpose of the zoning bylaw.

Variance 2: The purpose of the maximum gross floor area of a secondary dwelling unit being 40% of the principal dwelling unit gross floor area is to ensure the accessory nature to the primary dwelling, avoid over development of lots, and to maintain adequate space for amenities, parking, landscaping, and storm water management. The lot is able to maintain adequate space for parking, landscaping and storm water management. Therefore, it is of staff's opinion that the proposed setback and location of the accessory structure will maintain the accessory nature of the structure, and will not result in overdevelopment of the subject lot.

Staff are satisfied that the variance requested to permit an increase in the maximum accessory lot coverage from 10% to 16% and an increase in the maximum floor area from 40% to 45% maintains the general intent and purpose of the bylaw.

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

The subject property is located in the Urban Area Boundary, designated Urban Living Area and are subject to the Centre Community Improvement Area and Built Boundary overlays in the City of Thorold Official Plan.

The Built-Up Area comprises all lands within the Urban Area Boundaries of Thorold that have been developed into urban uses as of June 2006. Lands designated Urban Living Area are the site of existing and planned residential development and complementary uses on full municipal services.

According to the City's Official Plan, SDUs are considered to be an appropriate form of residential intensification and such housing will also contribute to the supply of affordable housing in the City. On this basis, according to the Official Plan, SDUs are permitted in the Urban Living Area designation and are also permitted as-of-right in the City's implementing Zoning Bylaw within the Urban Living Area designation.

Section B.1.1.4.2 of the Official Plan outlines objectives for urban character in the City, which include:

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

The proposed variance would allow for a SDU within a permitted accessory structure, behind the existing dwelling on the subject lands. The existing established neighbourhood contains a variety of one and two storey residential dwellings and a variety of accessory structures. With the introduction of a SDU, no negative impacts to the existing neighbourhood are anticipated as the scale and character of the neighbourhood has been maintained.

Therefore, staff is of the opinion the requested variance would maintain the general intent and purpose of the Official Plan.

Is the variance appropriate for the development of the land?

This is not a subjective test as to whether the variance is appropriate to the Applicant or to neighbouring property owners. Rather, the test examines whether the variance is desirable from the standpoint of permitting appropriate development as a public interest.

According to the City's Official Plan, SDUs are considered to be an appropriate form of residential intensification and such housing will also contribute to the supply of affordable housing in the City. SDUs within accessory structures are permitted on the lands, and are compatible with the existing development of the neighbourhood in scale and built form. As such, staff is of the opinion the requested variance is appropriate for the development of the land.

Is the variance minor?

In making a determination of whether a variance is minor, Committee will have more regard for the degree of impact which could result from the relief and less regard to the magnitude of numeric or absolute relief sought by the applicant.

Variance 1- In staff's opinion, for the additional dwelling unit to be usable and valuable for the lot, the additional area is required. Additionally, in staff's opinion the variance in lot coverage will not result in over development of the lot and will maintain compatibility with the surrounding area. As such the variance requested to increase the permitted maximum accessory lot coverage from 10% to 16% is appropriate for the development of the land.

Variance 2 – In staff's opinion, the increase in gross floor area from 40% of the principal dwelling to 45% of the principal dwelling for a second dwelling unit will have little to no impact on the adjacent properties. Due to the proposed location and orientation of the proposed accessory building, it is staff's opinion that the proposed building will maintain its accessory nature to the main residential use.

COMMENTS:

Agency & Department Comments

The application was circulated to internal departments and external agencies for comments, which are summarized below. A copy of the agency and department comments received are provided in **Appendix 2**.

The following Departments/Agencies provided comments noting no concerns with the proposal: Niagara Escarpment Commission, City Engineering Division, Ministry of Transportation Ontario (MTO), Cogeco, Niagara Peninsula Conservation Authority (NPCA), Hydro One, and the City of Thorold Heritage Advisory Committee (LACAC).

The following Departments/Agencies did not provide comments on the proposal: Bell Canada, Thorold Fire and Emergency Services, Ontario Power Generation, Trillium Railway, Canada Post, Canadian National Railway, District School Board of Niagara, Niagara Catholic District School Board, GIO Rail, and TransCanada Pipelines Limited.

City Tax Department

- City staff noted that there are outstanding taxes on this property.

City Building Department

- City staff provided the following comment on this Minor Variance application:
 - No plumbing serving a dwelling unit shall be installed in or under another unit of the building unless the piping is located in a tunnel, pipe corridor, common basement or parking garage, so that the piping is accessible for servicing and maintenance throughout its length without encroachment on any private living space.

Public Comments

The application was also circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands. At the time of writing of this report, no public comments have been received.

CONCLUSION:

In conclusion, it is the recommendation of Planning staff that minor variance application D13-21-2024 requesting minor variances to the City of Thorold Comprehensive Zoning Bylaw 60-2019 to increase the maximum accessory lot coverage from 10% to 16% and the maximum floor area from 40% the primary dwelling unit to 45%, for the purpose of a usable size and design of a second dwelling unit, **BE APPROVED**.

Prepared by:

ORIGINAL SIGNED

Jessica Abraham
Planner, Development Services

Respectfully Submitted By:

ORIGINAL SIGNED

Marc Davidson
Senior Development Planner,
Development Services



Appendix 1: Site Plan

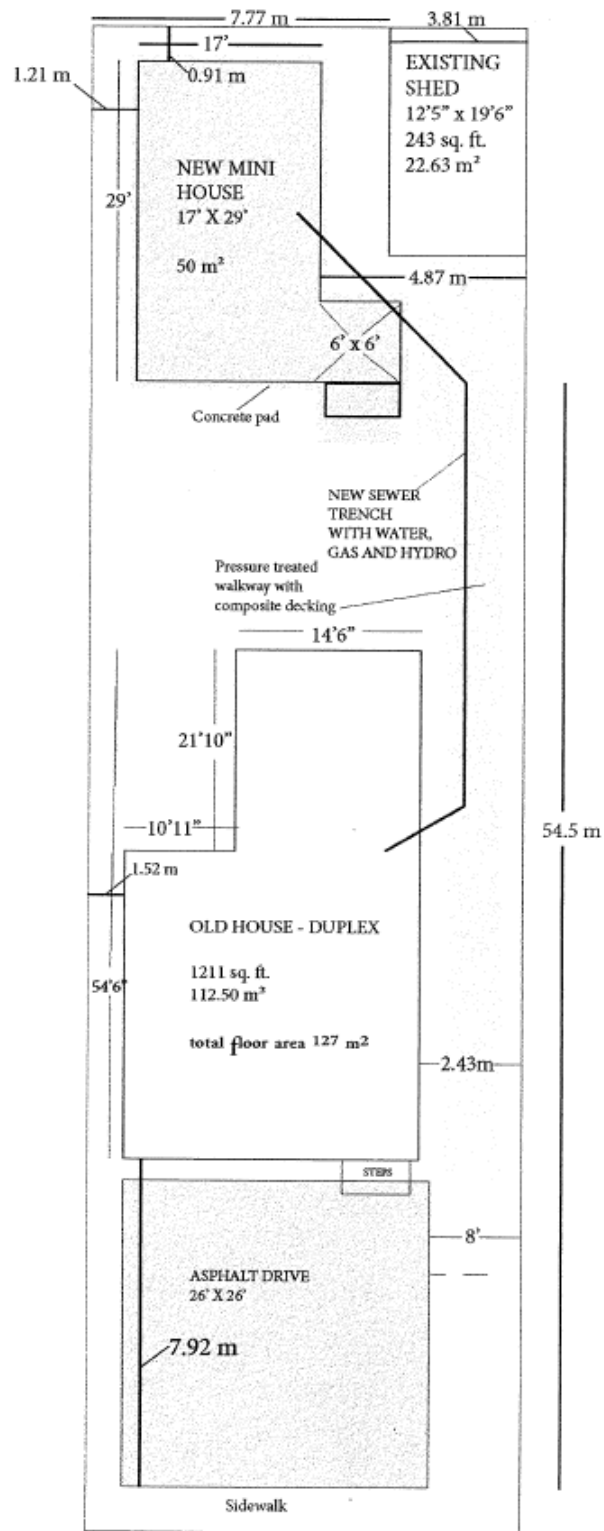
LOT IS
38' WIDE
BY
132" DEEP



**Minor Variance
Request:
Site Plan**

18 Welland St. South

Michael White
905-329-4925





Appendix 2: Agency & Department Comments

Angela Nesbitt

From: Lucy Sacco
Sent: Monday, July 15, 2024 7:54 AM
To: Angela Nesbitt
Subject: RE: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

Hi Angi,
Please see below for taxes.



Lucy Sacco

Tax Clerk
Finance Department

City of Thorold

905-227-6613 x235

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

www.thorold.ca

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

Sent: Friday, July 12, 2024 4:48 PM

To: Abu Rashed <Abu.Rashed@thorold.ca>; FPO <FPO@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jason Simpson <Jason.Simpson@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Justin Letourneau <Justin.Letourneau@thorold.ca>; Lucy Sacco <Lucy.Sacco@thorold.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>

Subject: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

Good afternoon,

The August 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/YKBbKS9MHsQc4ES> for the consent and minor variance applications listed below:

| | | | |
|--|----------------|-------------------------|------------------------------|
| D10-13-2024 Aug 30/24 | Consent | 20 Regent Street | \$2,036.00 due |
| D13-22-2024 | Minor Variance | 11 Front Street South | Paid in Full |
| D10-14-2025 Authorized Payment Plan | Consent | 26 Renfrew Drive Part 2 | On Monthly Pre- |
| D13-21-2024 30/24 | Minor Variance | 18 Welland Street South | As Above \$666.58 due Aug |

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, August 2nd, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

Angela Nesbitt

From: Adair, Kendra (MNRF) <Kendra.Adair@ontario.ca>
Sent: Monday, July 15, 2024 9:08 AM
To: Angela Nesbitt
Cc: Zirger, Rosi (MNRF); Veshkini, Afsoon (MNRF)
Subject: RE: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

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

Good morning Angela,

Thank you for circulating the NEC. Please note the subject properties 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 | Niagara Escarpment Commission
232 Guelph Street, Georgetown, Ontario, L7G 4B1
905-703-0827 | www.escarpment.org



Niagara Escarpment Commission
An agency of the Government of Ontario

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

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

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

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

Sent: Friday, July 12, 2024 4:48 PM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton

<brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; KAUR, KIRANDEEP (MTO) <KIRANDEEP.KAUR2@ontario.ca>; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; Akhtar, Usman (MTO) <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; Adair, Kendra (MNRF) <Kendra.Adair@ontario.ca>; Zirger, Rosi (MNRF) <Rosi.Zirger@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

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| D10-14-2025 | Consent | 26 Renfrew Drive Part 2 |
| D10-15-2024 | Consent | 26 Renfrew Drive Part 3 |
| D13-21-2024 | Minor Variance | 18 Welland Street South |

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, August 2nd, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



Angela Nesbitt

From: Jason Simpson
Sent: Monday, July 15, 2024 1:58 PM
To: Angela Nesbitt
Subject: RE: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

Angi

Comments from the Building Division are as follows:

D10-13-2024 Consent 20 Regent Street

- A drawing of the east elevation of the building is required that identifies the area of the building face from ground level to the top of the exterior wall plus the area of each individual window on the east side of the building.

D13-22-2024 Minor Variance 11 Front Street South

- No concerns from the Building Division

D10-14-2025 Consent 26 Renfrew Drive Part 2

- No concerns from the Building Division

D10-15-2024 Consent 26 Renfrew Drive Part 3

- No concerns from the Building Division

D13-21-2024 Minor Variance 18 Welland Street South

- No *plumbing* serving a dwelling unit shall be installed in or under another unit of the building unless the piping is located in a tunnel, pipe corridor, common basement or parking garage, so that the piping is accessible for servicing and maintenance throughout its length without encroachment on any private living space.



Jason Simpson

Director of Development Services
Development Services

City of Thorold

905-227-6613 x244

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

www.thorold.ca



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

Sent: July 12, 2024 4:48 PM

To: Abu Rashed <Abu.Rashed@thorold.ca>; FPO <FPO@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jason Simpson <Jason.Simpson@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Justin Letourneau <Justin.Letourneau@thorold.ca>; Lucy Sacco <Lucy.Sacco@thorold.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>

Subject: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

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| D10-15-2024 | Consent | 26 Renfrew Drive Part 3 |
| D13-21-2024 | Minor Variance | 18 Welland Street South |

Please review and provide comments to the undersigned on or before 4:00 p.m. on Friday, August 2nd, 2024.

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

Angela Nesbitt

From: KAUR, KIRANDEEP (MTO) <KIRANDEEP.KAUR2@ontario.ca>
Sent: Tuesday, July 16, 2024 10:48 AM
To: Angela Nesbitt; Bell; Bell ROW; Canada Post; CN; Cogeco - Mike Embleton; District School Board of Niagara; Enbridge; GIO Rail; Heritage Thorold LACAC - Anne O'Hare; Hydro One - Brettney Brunton; Hydro One - Land Use Planning; Hydro One - Quinn Briscall; Hydro One - Zone 2 scheduling; MNCFN - Adam LaForme; Ali, Usama (MTO); Akhtar, Usman (MTO); NCDSB; Adair, Kendra (MNRF); Zirger, Rosi (MNRF); NPCA - Meghan Birbeck; NPCA - Sarah Mastroianni; NPCA Taran Lennard; OPG; Region - Alex Boekestyn; Region - Development Planning; St. Catharines; TransCanada PipeLines (MHBC on behalf of); Trillium Railway
Subject: RE: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

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Hello good morning, Angele

| | | |
|-------------|----------------|-------------------------|
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| D13-21-2024 | Minor Variance | 18 Welland Street South |

The subject properties described above are all located outside the MTO Permit Control Area; therefore, we have no comments.

Thank you.
Best,

Kirandeep Kaur

Corridor Management Officer (Co-op) (Niagara) | Highway corridor Management
Ministry of Transportation | Ontario Public Service
647-625-1342 | Kirandeep.Kaur2@ontario.ca



Taking pride in strengthening Ontario, its places and its people

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>
Sent: Friday, July 12, 2024 4:48 PM
To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>;

MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; KAUR, KIRANDEEP (MTO) <KIRANDEEP.KAUR2@ontario.ca>; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; Akhtar, Usman (MTO) <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; Adair, Kendra (MNRF) <Kendra.Adair@ontario.ca>; Zirger, Rosi (MNRF) <Rosi.Zirger@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

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Good afternoon,

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| D13-21-2024 | Minor Variance | 18 Welland Street South |

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, August 2nd, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services
City of Thorold

905-227-6613 x259

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

www.thorold.ca

Angela Nesbitt

From: Meghan Birbeck <mbirbeck@npca.ca>
Sent: Wednesday, July 17, 2024 2:23 PM
To: Angela Nesbitt
Cc: Taran Lennard
Subject: NPCA comments - Committee of Adjustment - AUGUST 2024

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

Good afternoon Angela,

Thank you so much for circulating the NPCA Thorold's August COA packages.

Please see NPCA's comments below:

- D10-13-2024 Consent 20 Regent Street
 - There are no NPCA regulated features on the subject property and as such the NPCA has no comment and will not require a review fee.

- D13-22-2024 Minor Variance 11 Front Street South
 - There are no NPCA regulated features on the subject property and as such the NPCA has no comment and will not require a review fee.

- D10-14-2025 Consent 26 Renfrew Drive Part 2
 - There are no NPCA regulated features on the subject property and as such the NPCA has no comment and will not require a review fee.

- D10-15-2024 Consent 26 Renfrew Drive Part 3
 - There are no NPCA regulated features on the subject property and as such the NPCA has no comment and will not require a review fee.

- D13-21-2024 Minor Variance 18 Welland Street South
 - There are no NPCA regulated features on the subject property and as such the NPCA has no comment and will not require a review fee.

Best,
Meghan



Meghan Birbeck (MS)
Watershed Planner

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

905.788.3135 Ext 278
www.npca.ca
mbirbeck@npca.ca

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

Sent: Friday, July 12, 2024 4:48 PM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; Meghan Birbeck <mbirbeck@npca.ca>; Sarah Mastroianni <smastroianni@npca.ca>; Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

Good afternoon,

The August 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/YKBbKS9MHsQc4ES> for the consent and minor variance applications listed below:

| | | |
|-------------|----------------|-------------------------|
| D10-13-2024 | Consent | 20 Regent Street |
| D13-22-2024 | Minor Variance | 11 Front Street South |
| D10-14-2025 | Consent | 26 Renfrew Drive Part 2 |
| D10-15-2024 | Consent | 26 Renfrew Drive Part 3 |
| D13-21-2024 | Minor Variance | 18 Welland Street South |

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, August 2nd, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

The information contained in this communication, including any attachment(s), may be confidential, is intended only for the use of the recipient(s) named above. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure of this communication, or any of its contents, is prohibited. If you have

received this communication in error, please notify the sender and permanently delete the original and any copy from your computer system. Thank-you. Niagara Peninsula Conservation Authority.

IMPORTANT NOTICE

Effective April 15, 2024 the Niagara Peninsula Conservation Authority head office has moved to 3350 Merrittville Highway, Thorold Ontario L2V 4Y6

Angela Nesbitt

From: Anna O'Hare <AbfOHare@hotmail.com>
Sent: Thursday, July 18, 2024 9:07 AM
To: Angela Nesbitt
Subject: Re: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

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

Hello Angela,
Heritage Thorold has no comments regarding the items coming before the Committee of Adjustment at the August meeting.
Sincerely,

Anna
LACAC Thorold

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>
Sent: Friday, July 12, 2024 3:47 PM
To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@kogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>
Subject: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

Good afternoon,

The August 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/YKBBKS9MHsQc4ES> for the consent and minor variance applications listed below:

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| D10-15-2024 | Consent | 26 Renfrew Drive Part 3 |
| D13-21-2024 | Minor Variance | 18 Welland Street South |

Please review and provide comments to the undersigned on or before 4:00 p.m. on Friday, August 2nd, 2024.

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

Angela Nesbitt

From: Mike Embleton <mike.embleton@cogeco.com>
Sent: Thursday, July 18, 2024 3:03 PM
To: Angela Nesbitt
Subject: Re: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

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

Hello Angela,
Cogeco has no comment on any of these Minor Variance or Consent applications.

Thanks,
Mike

| | | |
|-------------|----------------|-------------------------|
| D10-13-2024 | Consent | 20 Regent Street |
| D13-22-2024 | Minor Variance | 11 Front Street South |
| D10-14-2025 | Consent | 26 Renfrew Drive Part 2 |
| D10-15-2024 | Consent | 26 Renfrew Drive Part 3 |
| D13-21-2024 | Minor Variance | 18 Welland Street South |

On Fri, Jul 12, 2024 at 4:47 PM Angela Nesbitt <Angela.Nesbitt@thorold.ca> wrote:

Good afternoon,

The August 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/YKBbKS9MHsQc4ES> for the consent and minor variance applications listed below:

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| D13-21-2024 | Minor Variance | 18 Welland Street South |

Please review and provide comments to the undersigned on or before 4:00 p.m. on Friday, August 2nd, 2024.

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk

Development Services

City of Thorold



905-227-6613 x259

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

www.thorold.ca

Angela Nesbitt

From: NORTON Craig <Craig.Norton@HydroOne.com>
Sent: Friday, July 19, 2024 7:54 AM
To: Angela Nesbitt
Cc: JOHNSTONE Sonja; BRISCALL Quinn
Subject: FW: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd-303565322 - Hydro One
Attachments: City File D13-22-2024 - Hydro One Site Plan Markup.pdf

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

Good morning Angela,

Please see Hydro One requirements for the following minor variance/lot severance listed below. All other City files located within this folder, Hydro One has no further objections or comments.

City File D13-22-2024 – 11 Front St North

Hydro One requests that a registered easement be granted on this property to maintain service access to existing buildings as a result of the proposed severance. This is a Hydro One requirement, otherwise affected properties will be landlocked from supply point on Ekins Lane. See markup sketch for reference, further consultation can be directed to local supervising technician Quinn.Briscall@hydroone.com

Thanks,

Craig Norton

Area Distribution Engineering Technician
Hydro One Networks Inc.
Design Services
289.541.5038
[HydroOne.com](https://www.hydroone.com)

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

Sent: Friday, July 12, 2024 4:48 PM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare <AbfOHare@hotmail.com>; BRUNTON Brettney <Brettney.Brunton@HydroOne.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; BRISCALL Quinn <Quinn.Briscall@HydroOne.com>; ZONE 2 SCHEDULING <Zone2Scheduling@HydroOne.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; NPCA - Meghan Birbeck <mbirbeck@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway

<aaron.white@trilliumrailway.com>

Subject: Request for comments - Committee of Adjustment - AUGUST 2024 - Due by Friday, August 2nd

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good afternoon,

The August 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/YKBbKS9MHsQc4ES> for the consent and minor variance applications listed below:

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- D10-14-2025 Consent 26 Renfrew Drive Part 2
- D10-15-2024 Consent 26 Renfrew Drive Part 3
- D13-21-2024 Minor Variance 18 Welland Street South

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, August 2nd, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

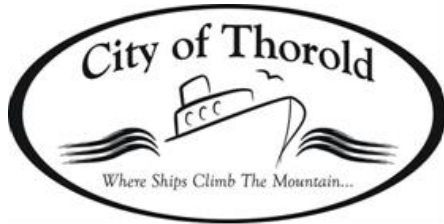
Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



Memorandum
City of Thorold
Operations Department
905-227-3535

To: Angela Nesbitt, Planning Clerk
From: Jenny Rodriguez, Engineering Tech.
Subject: Minor Variance D13-21-2024 18 Welland Street South
Date: July 30, 2024

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

Should you have any questions, please contact the undersigned.

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

Angela Nesbitt

From: Edward Stasiak <S.14 MFIPPA >
Sent: Thursday, June 27, 2024 8:47 AM
To: Angela Nesbitt
Subject: Minor Variance D13-21-2024

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

Hello Angela

Because of my close proximity to this property (next door) I have a few concerns to the addition of an ADU to 18 Welland St S

1. The density of the property seems to be calculated without regard for the part that is allocated for parking. This is a required stipulation that there is one parking place for each unit and it seems to be non negotiable. If the three spots are added into the already built on square footage this would bring it over the allowed 40%.
2. Additional coverage of this property would bring the flooding issues of the surrounding properties (especially mine as I am lower) to an extreme. We are already faced with issues and this would just add to the problems.

Thank You

Edward Stasiak
S.14 MFIPPA