

## COMMITTEE OF ADJUSTMENT

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

---

December 18, 2025

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

**SUBJECT:** Application for Consent  
D10-19-2025 – Lally Holdings Ltd.  
2248 Centre Street, Thorold, Ontario  
PLAN M28 LOT 53 PT LOT 52 AND RP 59R2859 PARTS 1 AND 2 RP  
59R4565 PART 1  
Roll Number: 2731 0000 2615 600

---

### KEY FACTS

- Consent to sever approximately 1109 m<sup>2</sup> to create a new residential lot (Part 1), retaining 2082 m<sup>2</sup> (Part 2, 3 and 4) for future residential intensification in the R3D zone.
- Staff have reviewed the application in accordance with Section 50(1) of the *Planning Act* and recommend approval subject to the conditions listed herein.

### RECOMMENDATIONS

That the City of Thorold Committee of Adjustment **APPROVE** application D10-19-2025, submitted by Cam Lang on behalf of Lally Holdings Ltd., for the creation of a new residential lot on lands known municipally as 2248 Centre Street (PLAN M28 LOT 53 PT LOT 52 AND RP 59R2859 PARTS 1 AND 2 RP 59R4565 PART 1), 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 Solicitor, and agrees to forward a copy of documentation confirming the transaction has been carried out, to the City within two years of issuance of

- the consent certificate, or prior to the issuance of a building permit, whichever occurs first.
- 3) That the applicant provides the Secretary-Treasurer with a copy of the transfer documents for the conveyance of the subject parcel, or a legal description of the subject parcel to be registered, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
  - 4) That the owner/applicant obtains a municipal address for both the remnant and severed parcels to the satisfaction of the City.
  - 5) That the applicant enter into a Development Agreement to the satisfaction of CN to address the concerns outlined in their comments of December 3, 2025.
  - 6) That the applicant enter into a Development Agreement to the satisfaction of the City of Thorold to establish an addendum to the Noise and Vibration Study and to implement an archaeological warning clause on the subject lands.
  - 7) That the existing accessory structure situated on Part 1 be moved or removed to the satisfaction of the City of Thorold.
  - 8) 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.
  - 9) That all outstanding property taxes be paid prior issuance of the Certificate of Consent.
  - 10) 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.

## **PROPOSAL**

The proposal seeks to sever approximately 1109 m<sup>2</sup> from the existing lot at 2248 Centre Street. The lands are presently zoned First and Third Density Residential (R1A & R3D)

according to the City of Thorold Comprehensive Zoning By-law 60(2019). Under the City of Thorold Official Plan (2016) and the Region of Niagara Official Plan (2022) the lands are designated as part of Special Policy Area 10 and Built-Up area, respectively.

In order to facilitate this proposal on the subject lands, Section 53(1) of The Planning Act applies:

*An owner, chargee or purchaser of land, or such owner's, chargee's or purchaser's agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.*

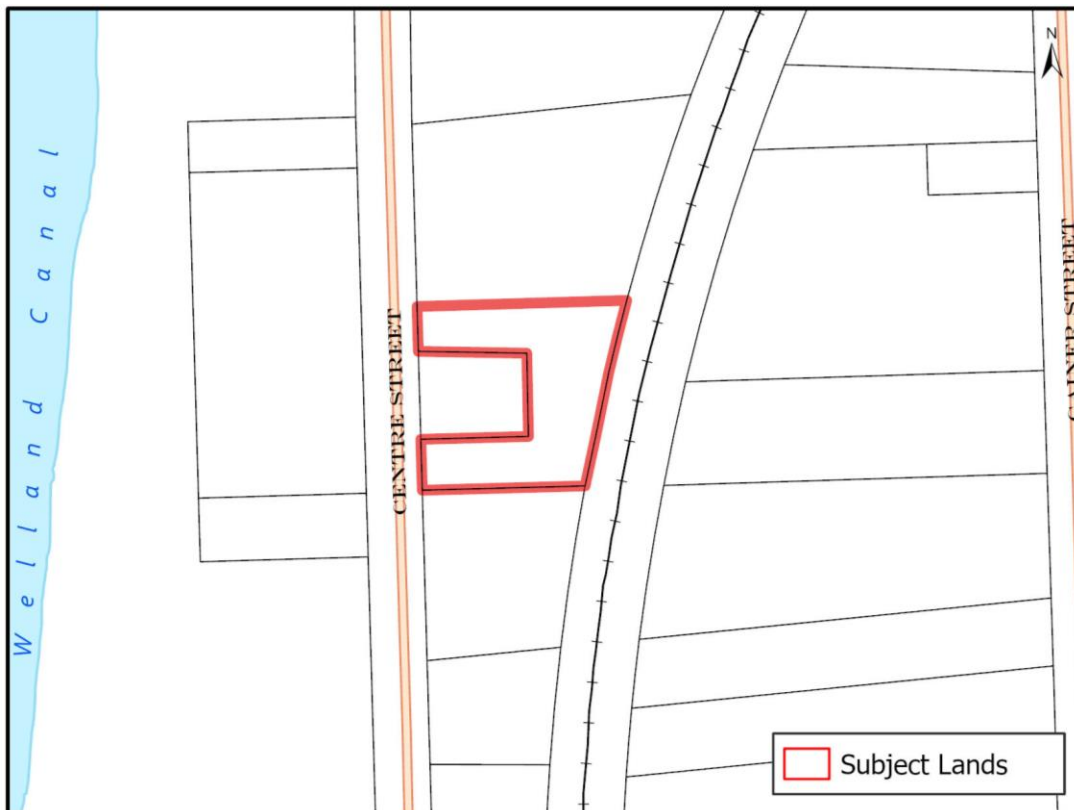


Figure 1: Location Map

### **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 split zoned as Residential First Density (R1A) and Residential Third Density (R3D). The proposed severance will follow the existing zoning line, creating two (2) residential lots with a R1A and R3D zoning respectively. The subject lands are currently vacant, 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.

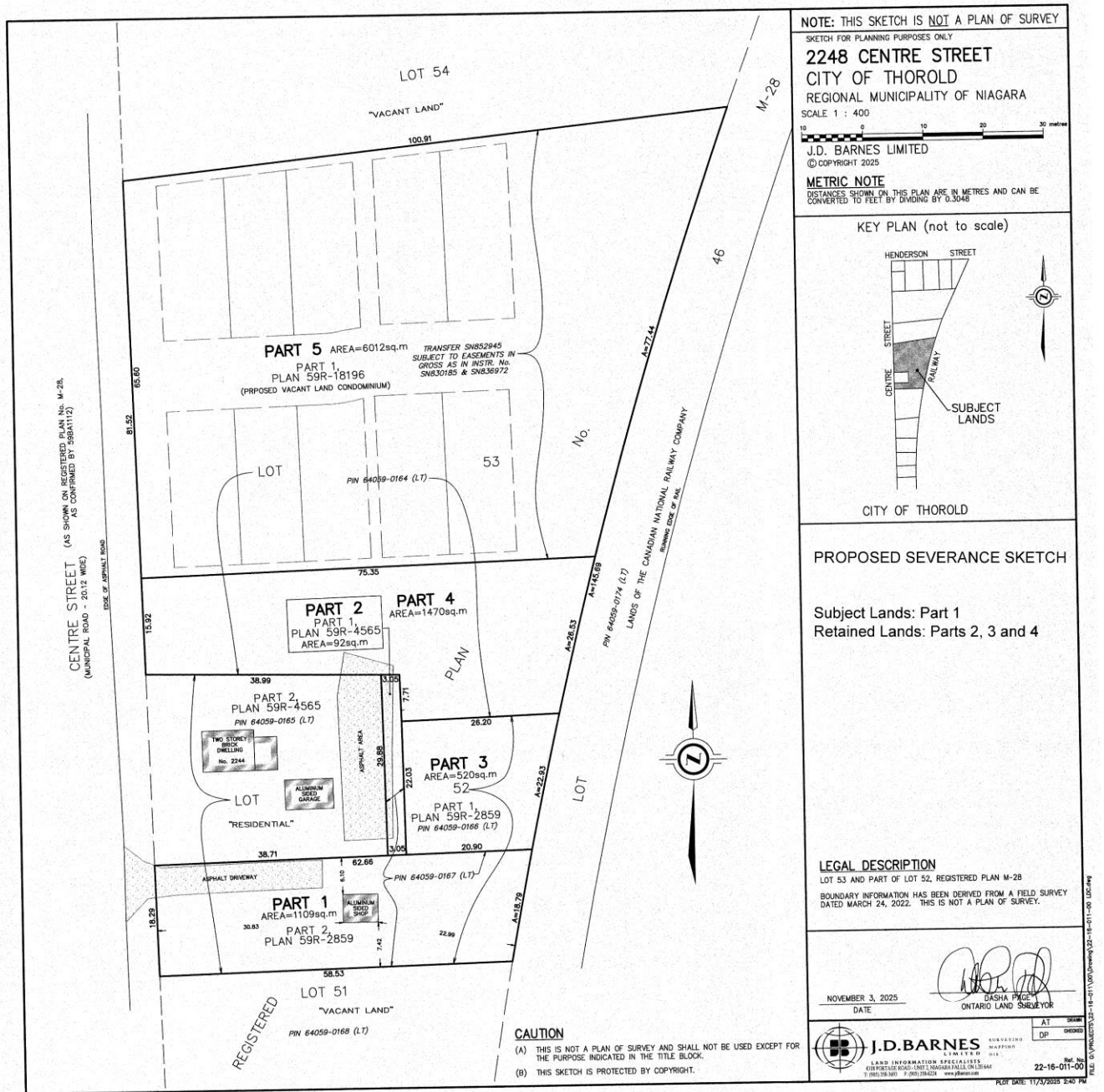


Figure 2: Proposed Plan

**Background Review**

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

The PPS, effective October 20, 2024, provides the planning policy framework for municipalities within the Province of Ontario. The PPS includes 6 chapters, including the introduction and implementation, which outlines the goals and objectives of planning authorities as it relates to building homes, infrastructure and facilities, the wise use and management of resources, protecting public safety.

The PPS contains the following policies which relate to the submitted application:

**2.2.1 - Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:**

**b) permitting and facilitating:**

**1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and**

**2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;**

**2.3.1.3 - Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.**

**Niagara Regional Official Plan (NOP) (2022)**

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

The subject lands are designated as part of a Built-Up area within the NOP. The following policies of the NOP relate to the submitted application:

**2.2.2.1** – *Within urban areas, forecasted population growth will be accommodated primarily through intensification in built-up areas.*

**2.2.2.5** – *A regional minimum of 60 percent of all residential units occurring annually will be within built-up areas.*

| <b>Table 2.2 – Niagara Region Minimum Residential Intensification Targets by Local Area Municipality 2021-2051</b> |              |             |
|--|--------------|-------------|
| <b>Municipality</b>  | <b>Units</b> | <b>Rate</b> |
| <i>Thorold</i>   | 1,610        | 25%         |

**2.2.2.9** – *Local Area Municipalities may apply different intensification targets throughout the built-up area, provided the overall minimum intensification target in Table 2-2 for their municipality is planned to be achieved.*

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

The CTOP, approved April 18, 2016, provides the basis for managing growth within the City of Thorold. The intention of the plan is to provide direction and encouragement for public and private sector investment, while recognizing the existing, built and natural features which contribute to the quality of life in Thorold.

The subject lands are designated as part of the Urban Living Area and OPA 21 within the CTOP. The following policies of the CTOP relate to the submitted application:

**B1.1.3** - *In accordance with Provincial and Regional policy, the City will accommodate at least 15% of projected housing growth, or about 300 residential dwelling units, within the built boundary of Thorold as illustrated on the Land Use Schedules of this Plan.*

**Special Policy Area 10** - *The lands designated as “Special Policy Area 10” on Schedule “A-2” shall be governed by the “Urban Living Area” policies. Notwithstanding Section B1.1.3.c), the maximum density of development on the subject lands shall be 13 units per hectare.*

Comprehensive Zoning By-Law 60(2019) (CZBL)

The CZBL, adopted May 23, 2024, is intended to implement the policies of the City’s Official Plan. The Zoning By-law regulates the dimensions and built forms of permitted uses on lots, as well as identifies the relevant zone based on usage type as prescribed by the CTOP.

The subject lands are zoned Residential First Density (R1A) and Residential Third Density (R3D) under the CZBL. The following provisions of the CZBL relate to the submitted application:

| <b>Table 6.3.a – Lot, Building and Structure Requirements for Residential R1A Zones</b> |                    |                     |
|---|--------------------|---------------------|
| <b>Provision</b>  | <b>Requirement</b> | <b>Provided</b>     |
| <i>Minimum Lot Area</i>   | 400 m <sup>2</sup> | 2082 m <sup>2</sup> |
| <i>Minimum Lot Frontage</i>   | 15.0 m             | 15.92 m             |

| <b>Table 6.3.e – Lot, Building and Structure Requirements for Residential R3D Zones</b> |                    |                     |
|---|--------------------|---------------------|
| <b>Provision</b>  | <b>Requirement</b> | <b>Provided</b>     |
| <i>Minimum Lot Area</i>   | 450 m <sup>2</sup> | 1109 m <sup>2</sup> |
| <i>Minimum Lot Frontage</i>   | 15.0 m             | 18.29 m             |

**CONSENT PLANNING ANALYSIS**

The application for consent was reviewed with consideration of applicable policies in the PPS, the NOP, the CTOP and the CZBL.

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

The PPS directs planning authorities to accommodate an appropriate range and mix of housing options and densities to meet projected need, primarily through redevelopment and intensification of existing urban areas. Authorities shall facilitate “all types of residential intensification” including the development of “new housing options within previously developed areas” which “results in a net increase in residential units”. The proposal seeks to sever a new residential lot within a developed residential area of Thorold, increasing overall density.

As such, planning staff are of the opinion that the severance proposal meets the general intent of the PPS.

### **Niagara Regional Official Plan (NOP) (2022)**

Within the NOP, new residential development and residential intensification is encouraged to “meet housing needs at all stages of life”. The City of Thorold is projected to account for 1610 new dwelling units through intensification by 2051. As part of this intensification, 60% of all new residential dwellings will occur within the existing built-up area.

The proposed severance creates an additional residential lot within an area of Thorold designated to recognize the existing residential areas east and west of the Welland Canal and promote “the efficient use of existing and planned community infrastructure”. This severance supports the intensification of the urban living area – identified as a priority Provincially and Regionally.

As such, Planning staff are of the opinion that the severance proposal meets the general intent of the NOP.

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

The subject lands fall within the “Urban Living Area” of the CTOP. The purpose of lands within the designation are to recognize existing residential near the Welland Canal and promote “efficient use of existing and planned community infrastructure”.

While the City’s projected housing growth is primarily focused on lands within the Downtown, Downtown Transitional or Regeneration Overlay designations, “this does not preclude consideration for other sites in the Urban Living Area”.

Furthermore the subject lands fall within the boundary of “Special Policy Area 10”, created through Official Plan Amendment 21. SPA 10 permits an increased density of 13 units per hectare, encouraging further intensification relative to other lands within the Urban Living Area.

There are no mapped natural heritage features on the subject lands. The severed and retained lots are compatible with the surrounding residential context and sufficiently buffered from nearby industrial/employment uses.

As such, Planning Staff are of the opinion that the severance proposal meets the general intent of the CTOP.

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

The subject lands are split-zoned First Density Residential (R1A) and Third Density Residential (R3D) under the CZBL. Given that the lands are currently undeveloped, no rezoning or minor variances will be required to bring the new lot into compliance with the CZBL. Future residential uses, in compliance with the provisions of Part 6 of the CZBL, may be permitted on the created and retained lots.

As such, planning staff are of the opinion that the severance proposal meets the general intent of the CZBL.

### **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.

#### **City of Thorold Building**

- Please see attached comment.
- A demolition permit would be required for the aluminum shed/garage on Part 1 of the property.
- Where is the location of the septic system and well that would be servicing part 2 of the property, as minimum clearance to property lines would be required to be maintained.

#### **CN Rail**

- Please see attached comment.
- CN is requesting conditions be added to the consent for future development. CN commented on the OPA and the ZBA applications D09-02-2023, D14-04-2023 and D07-01-2023 and the proponent (Lally Holdings Ltd.) has granted and registered an environmental easement for operational noise and vibration emissions, against the subject property in favor of CN. The easement covers the

lands located beside the lands subject to the present Consent application D10-19-2025.

- CN anticipates the opportunity to review a Noise study and a storm water management report. In order to ensure the safety of railway operations, CN's operations and infrastructure are not to be impaired or affected by any construction works or any other works. Additionally, any work performed on CN's property must be arranged through a work permit.

Niagara Peninsula Conservation Authority

- Please see attached comment
- The NPCA would have no objection to the Consent Application, D10-19-2025, to create Part 1.
- Any future works that encroach within Part 5, will require NPCA prior review, approval, and the possibility of NPCA Permits depending on the scope, nature, and location of proposed works.

Niagara Region

- Please see attached comment
- Regional staff recommend a Noise and Vibration Study Addendum be prepared as a condition of consent, with a development agreement prepared between the applicant and the City of Thorold to implement the recommendations of the Addendum.
- Should a development agreement be prepared, staff recommend the standard archaeological warning clause also be included in the agreement.

The following agencies and departments were circulated for comment and either indicated no objections or did not provide comment at this time.

| Indicated no objections | Did not provide comment   |
|-------------------------|---|
| Bell Canada<br>Cogeco   | Mississaugas of the Credit First Nation<br>City of Thorold Building<br>City of Thorold Engineering<br>City of Thorold Fire<br>City of Thorold Public Works<br>City of Thorold Community Services<br>Canada Post<br>Ministry of Transportation |

|  |  |
|--|--|
|  | GIO Rail<br>Niagara Catholic District School Board<br>St. Lawrence Seaway<br>Enbridge<br>Hydro One<br>Ontario Power Generation |
|--|--|

### **Public Comments**

The City received one comment from the public, which raised the following concerns:

1. Future Levels of Development in Neighbourhood
2. Parking Requirements
3. Infrastructure Requirements

### **Response to Resident Concerns**

With regard to the future levels of development in the neighbourhood, as previously identified in this report, the subject lands fall within “Special Policy Area 10” which permits 13 dwelling units per hectare. Any future development on lands shall be subject to this policy, despite the number of created lots. If the proposal is approved, the owner would be able to construct uses on both the severed and retained parcels in accordance with the provisions of the CZBL.

Furthermore, future parking and infrastructure requirements will be reviewed by municipal staff prior to construction of any new development and will be required to be in accordance with the provisions of the CZBL.

### **CONCLUSION**

It is the recommendation of planning staff that Consent Application D10-19-2025, for the purpose of creating a new residential lot 1109 m<sup>2</sup> in size on the lands known municipally as 2248 Centre Street **BE APPROVED**, subject to the conditions listed herein.

---

**Prepared by:**  
J. Greyvenstein  
Development Planner  
City of Thorold Planning

---

**Submitted by:**  
Nancy Reid  
Senior Planner  
City of Thorold Planning

This report was reviewed in consultation with Marc Davidson, Manager of Planning.



## **BELL CANADA COMMENTS**

**From:** [circulations](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** 905-25-82 - Consent Application D10-19-2025 - 2248 CENTRE STREET  
**Date:** November 27, 2025 12:29:00 PM

---

Good afternoon COMMITTEE,

Bell Canada has no concerns with respect to Application for Consent D10-19-2025, regarding 2248 CENTRE STREET.

If you have any questions, please do not hesitate to contact me.

Thank you,  
Lisa



# **CITY OF THOROLD BUILDING COMMENTS**

**From:** [David Hornblow](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** RE: Notice of Hearing - D10-19-2025 - 2248 Centre Street  
**Date:** December 2, 2025 2:22:10 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Hi Planning,

I have the following comment on the proposed application.

- A demolition permit would be required for the aluminum shed/garage on Part 1 of the property.
- Where is the location of the septic system and well that would be servicing part 2 of the property, as minimum clearance to property lines would be required to be maintained.

I hope this helps you. If you have any questions, please don't hesitate to contact me.

City of Thorold Logo



**David Hornblow**

Manager of Building Services  
Development Services

**City of Thorold**

905-227-6613 x329

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

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

---

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

**Sent:** November 26, 2025 11:20 AM

**To:** tlennard@npca.ca; ppearson@npca.ca; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; Building <Building@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>; andrew.carrigan@canadapost.ca; Usama.Ali@ontario.ca; proximity@cn.ca; aaron.white@gjorail.com; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; realestate@seaway.ca; circulations@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; talitha.laurenson@opg.com; David Hornblow <David.Hornblow@thorold.ca>

**Subject:** Notice of Hearing - D10-19-2025 - 2248 Centre Street

Hello,

Please find attached the Notice of Hearing for the Consent application D10-19-2025 for 2248 Centre Street to be heard at the City of Thorold December 18, 2025 Committee of Adjustment meeting.

Please review and provide comments to [Planning@Thorold.ca](mailto:Planning@Thorold.ca) on or before 4:00 pm., December 10, 2025. If no comment or intention to provide response is received, we will consider this to mean there is no comment on the application.

Thank you,

Courtney Kaupp  
Planning Clerk

**City of Thorold Planning**  
Development Services



# **CN RAIL COMMENTS**

**From:** [Proximity](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** 2025-12-03\_CN Comments\_Notice of Hearing - D10-19-2025 - 2248 Centre Street  
**Date:** December 3, 2025 2:22:50 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.jpg](#)  
[image007.jpg](#)  
[21-248 - C100\\_Site Plan \(1\).pdf](#)  
[Proposed Site Plan.pdf](#)

---

Hello Courtney,

CN commented on the OPA and the ZBA applications D09-02-2023, D14-04-2023 and D07-01-2023 and the proponent (Lally Holdings Ltd.) has granted and registered an environmental easement for operational noise and vibration emissions, against the subject property in favor of CN. The easement covers the lands located beside the lands subject to the present Consent application D10-19-2025 (see attached site plan).

CN requests that the following criteria be implemented as conditions of application D10-19-2025 in anticipation of the future approval of the proposed conceptual site plan:

1. All proposed buildings to be occupied by sensitive land uses shall be setback 15 meters from a Principal Main line with an appropriate safety berm abutting the railway right of way;
2. A chain link fence of minimum 1.83 meter height shall be installed and maintained along the mutual property line shared with the railway right of way;
3. The Owner shall engage a consultant to undertake an analysis of noise and implement the recommended noise mitigation measures.
4. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit:

“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 meters from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

5. The storm water management facility must be designed to control storm water runoff to pre-development conditions including the duration and volume of the flow and accordingly have no impacts on CN right of way, including ditches, culverts and tracks. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from CN and be substantiated by a drainage report to the satisfaction of the Railway.
6. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favor of CN.

CN anticipates the opportunity to review a Noise study and a storm water management report. In order to ensure the safety of railway operations, CN's operations and infrastructure are not to be impaired or affected by any construction works or any other works. Additionally, any work performed on CN's property must be arranged through a work permit.

Thank you



**CN Proximity**

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

---

**From:** City of Thorold Planning <[Planning@thorold.ca](mailto:Planning@thorold.ca)>  
**Sent:** Thursday, November 27, 2025 10:37 AM  
**To:** Proximity <[proximity@cn.ca](mailto:proximity@cn.ca)>  
**Subject:** RE: 2025-11-27\_CN Comments\_Notice of Hearing - D10-19-2025 - 2248 Centre Street

**CAUTION: This email originated from outside CN: DO NOT click links or open attachments unless you recognize the sender AND KNOW the content is safe.**

**AVERTISSEMENT : ce courriel provient d'une source externe au CN : NE CLIQUEZ SUR AUCUN lien ou pièce jointe à moins de reconnaître l'expéditeur et d'avoir VÉRIFIÉ la sécurité du contenu.**

Hello,

I have attached the documents received with the application. The drawings included with the application are conceptual and there are no other development applications currently on the site. If more information is needed, I will follow up with the applicant.





## **COGECO COMMENTS**

**From:** [Jeremy Leemet](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** Re: Notice of Hearing - D10-19-2025 - 2248 Centre Street  
**Date:** November 27, 2025 8:04:16 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Good Morning  
Cogeco has no comment.  
Thanks Jeremy Leemet

On Wed, Nov 26, 2025 at 11:19 AM City of Thorold Planning <[Planning@thorold.ca](mailto:Planning@thorold.ca)> wrote:

Hello,

Please find attached the Notice of Hearing for the Consent application D10-19-2025 for 2248 Centre Street to be heard at the City of Thorold December 18, 2025 Committee of Adjustment meeting.

Please review and provide comments to [Planning@Thorold.ca](mailto:Planning@Thorold.ca) on or before **4:00 pm., December 10, 2025**. If no comment or intention to provide response is received, we will consider this to mean there is no comment on the application.

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

--

**JEREMY LEEMET**  
Network Delivery Coordinator  
Niagara

phone # (437)553-7079

7170 McLeod  
Road  
Niagara Falls,  
Ontario L2G  
3H2 Canada  
[cogeco.ca](http://cogeco.ca)



# **NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS**

**From:** [Paige Pearson](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** NPCAs Comments - D10-19-2025 - 2248 Centre Street  
**Date:** December 1, 2025 10:26:44 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[Notice of Hearing - D10-19-2025 -2248 Centre St.pdf](#)  
[2248 Centre Street, Thorold - NPCA Map.pdf](#)

---

To the Committee of Adjustment,

Based on the current NPCA mapping the subject lands are impacted by an NPCA regulated watercourse and associated buffer (15-meters from top of bank) located within Part 5 only. Please find the attached map for reference. Identified Parts 1, 2, 3, and 4 are not impacted by NPCA regulated features based on the current mapping. As such, the NPCA would have no objection to the Consent Application, D10-19-2025, to create Part 1.

Any future works that encroach within Part 5, will require NPCA prior review, approval, and the possibility of NPCA Permits depending on the scope, nature, and location of proposed works.

If you have any questions, please reach out to myself at the NPCA.

Thank you,



**Paige Pearson (She/Her)**  
Watershed Planner

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

(O) 905.788.3135 Ext 205  
[www.npca.ca](http://www.npca.ca)  
[ppearson@npca.ca](mailto:ppearson@npca.ca)

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

---

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

**Sent:** November 26, 2025 11:20 AM

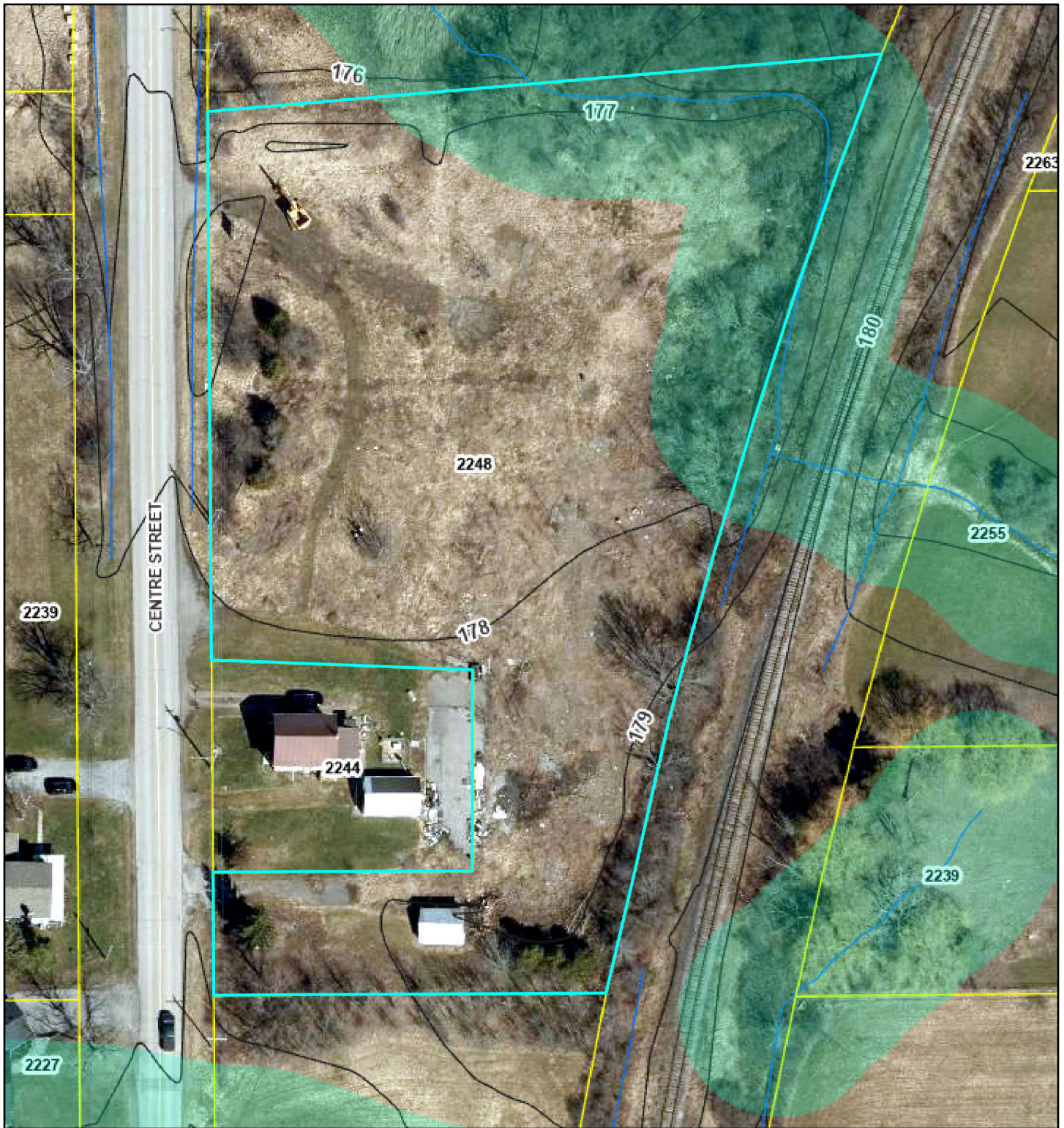
**To:** Taran Lennard <tlennard@npca.ca>; Paige Pearson <ppearson@npca.ca>; Abby.LaForme@mncfn.ca; Megan.Devries@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; Building <Building@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; 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>; andrew.carrigan@canadapost.ca; Usama.Ali@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 <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; realestate@seaway.ca; circulations@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; talitha.laurenson@opg.com; David Hornblow <David.Hornblow@thorold.ca>

**Subject:** Notice of Hearing - D10-19-2025 - 2248 Centre Street

Hello,

Please find attached the Notice of Hearing for the Consent application D10-19-2025 for 2248 Centre Street to be heard at the City of Thorold December 18, 2025 Committee of Adjustment meeting.

# 2248 Centre Street, Thorold - NPCA Map



12/1/2025, 10:21:50 AM

1:1,128

### SWOOP 2020 NPCA

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

Roads

■ NPCA APPROXIMATE REGULATION LANDS

■ Assessment Parcels

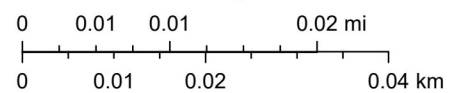
■ 2K Hydrography

### Niagara Region Ortho 2023

■ Red: Red

■ Green: Green

■ Blue: Blue



NPCA, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS



# **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**

December 9, 2025

Region Files: PLCS202502344,

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

Dear Ms. Kaupp:

**Re: Regional and Provincial Comments  
Proposed Consent Application  
City Files: D10-19-2025  
Owner: Lally Holdings Ltd.  
Agent: CL Planning & Design Ltd. (Cam Lang)  
2248 Centre Street  
City of Thorold**

---

Regional Infrastructure Planning and Development staff has reviewed the proposed consent application for lands municipally known as 2248 Centre Street in the City of Thorold.

The application proposes to sever the subject lands to create one new lot to facilitate future development. As illustrated on the severance sketch, prepared by J.D. Barnes (dated November 3, 2025), Part 1 will be severed to create a new lot and Parts 2, 3, and 4 will be retained.

**Planning Act Changes**

Staff advise pursuant to the *Planning Act*, as of March 31, 2025, Niagara Region is an upper-tier municipality without planning responsibilities. The council of an upper-tier municipality, on conditions agreed upon with the council of a local municipality, may provide advice and assistance to local municipalities in respect of planning matters generally. City Council approved entering into a Planning Services Agreement (PSA) with Niagara Region to continue providing support and advice to the City of Thorold for certain planning matters, including land use compatibility, archaeology, employment areas/lands, record of site condition, former landfill sites, water protection screening, environmental planning review, and urban design (along Regional Roads).

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

On this basis, the following comments pertaining to site condition, land use compatibility, archaeology, and the natural environment system are provided as advice to assist the City in their review of the application.

## **Site Condition**

The *Provincial Planning Statement, 2024* (PPS) and NOP state that sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

The subject lands were previously used as a meat packaging facility, which is considered a industrial use within Ontario Regulation (O.Reg) 153/04 under the *Environmental Protection Act* (EPA). The EPA and O.Reg 153/04, as amended, require that a Record of Site Condition (RSC) be filed on the Ministry of the Environment, Conservation and Parks' (MECP) Environmental Site Registry (ESR) prior to any change in land use to a more sensitive land use (i.e. industrial to residential).

RSC No. B-403-5291846861 was filed to the Ministry on July 25, 2024, which covers the entirety of the subject lands. Accordingly, site condition matters for the property have been addressed.

The City's Chief Building Official should also be satisfied with site condition matters prior to building permit issuance.

## **Land Use Compatibility**

The PPS and NOP requires major facilities (including rail facilities) and sensitive land uses be planned and development to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants. Staff note there is an existing active railway line owned by Canadian National adjacent to the subject land.

Part 5 on the submitted severance sketch, prepared by J.D. Barnes (dated November 3, 2025) is subject to a Draft Plan of Vacant Land Condominium application. A Noise and Vibration Feasibility Study, prepared by SS Wilson and Associates (dated January 16, 2023) was prepared to support the application, which recommended air conditioning for units, warning clauses, building acoustic insulation, railway vibration mitigation in the foundation of certain units, and a detailed or upgraded noise study prior to building permit issuance. Based on staff's review of this file, a detailed or upgraded noise study has not been provided to date.

As the proposed consents will facilitate physical development on-site (Part 2,3,4 with a proposed fourplex, and Part 1 with a single-detached dwelling), and the detailed or upgraded noise study has not been provided to date, staff recommend an Addendum to the Noise and Vibration Study be provided as a condition of consent. A development agreement should be prepared to implement the recommendations of the Noise and Vibration Study Addendum at the City's discretion.

## **Natural Environment System**

The subject property is impacted by the Natural Environment System (NES) of the NOP, consisting of a Permanent/Intermittent Watercourse. NOP Policies 3.1.4.8 prohibits lot creation which would fragment natural heritage features or Key Hydrologic Features (KHF). As the proposed severances do not bisect or fragment any such features, staff offer no recommendations for the proposed consent.

## **Archaeological Potential**

The PPS and NOP 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. A portion of the subject land is mapped as an area of archaeological potential in Schedule K of the NOP.

Through previous applications, an archaeological assessment was waived for the subject lands. Staff advise that the property has archaeological potential and the applicant should be aware of the following during construction:

*“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.”*

Should the City proceed with a development agreement, the above warning clause should be included in the agreement.

## **Conclusion**

From a Provincial and Regional policy perspective, it is the responsibility of City staff to determine whether the proposed application is consistent with the *Provincial Planning Statement* (PPS) and conforms to the NOP.

To assist City staff with their evaluation and to address the PPS and NOP policy regarding mitigating any potential adverse impacts from the railway line and sensitive

PLCS202502344,  
December 9, 2025

land uses, Regional staff recommend a Noise and Vibration Study Addendum be prepared as a condition of consent, with a development agreement prepared between the applicant and the City of Thorold to implement the recommendations of the Addendum.

Should a development agreement be prepared, staff recommend the standard archaeological warning clause also be included in the agreement.

Should you have any questions regarding the above comments, please contact the undersigned at [Katie.Young@niagararegion.ca](mailto:Katie.Young@niagararegion.ca). Please send notice of the Committee's decision on the application when available.

Kind regards,

A handwritten signature in black ink that reads "Katie Young". The signature is written in a cursive, flowing style.

Katie Young, MCIP, RPP  
Senior Planner

cc: Lori Karlewicz, Planning Ecologist



# **ST. LAWRENCE SEAWAY COMMENTS**

**From:** [ALo@seaway.ca](mailto:ALo@seaway.ca) on behalf of [realestate@seaway.ca](mailto:realestate@seaway.ca)  
**To:** [City of Thorold Planning](mailto:City of Thorold Planning)  
**Cc:** [VAihie@seaway.ca](mailto:VAihie@seaway.ca); [MFernandes@seaway.ca](mailto:MFernandes@seaway.ca); [SSirianni@seaway.ca](mailto:SSirianni@seaway.ca); [realestate@seaway.ca](mailto:realestate@seaway.ca)  
**Subject:** RE: Notice of Hearing - D10-19-2025 - 2248 Centre Street  
**Date:** November 26, 2025 2:50:31 PM  
**Attachments:** [aravcol.gif](#)  
[33266571.png](#)  
[33875722.png](#)  
[33110440.png](#)  
[33173077.png](#)  
[33403192.png](#)  
[Notice of Hearing - D10-19-2025 -2248 Centre St.pdf](#)

---


Good afternoon,

This is in regards of the below request for agency comments received by email.

We do not have any comments since propert appears outside of SLSMC limits.

Thank you and Best Regards,

Anna Lo

 "City of Thorold Planning" ---2025-11-26 11:22:47---Hello, Please find attached the Notice of Hearing for the Consent application D10-19-2025 for 2248 C

De : "City of Thorold Planning" <Planning@thorold.ca>  
A : "tlennard@npca.ca" <tlennard@npca.ca>, "ppearson@npca.ca" <ppearson@npca.ca>, "Abby.LaForme@mncfn.ca" <Abby.LaForme@mncfn.ca>, "Megan.Devries@mncfn.ca" <Megan.Devries@mncfn.ca>, "Dinesh Adhikari" <Dinesh.Adhikari@thorold.ca>, "Building" <Building@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>, "andrew.carrigan@canadapost.ca" <andrew.carrigan@canadapost.ca>, "Usama.Ali@ontario.ca" <Usama.Ali@ontario.ca>, "proximity@cn.ca" <proximity@cn.ca>, "aaron.white@glorail.com" <aaron.white@glorail.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" <devtplanningapplications@niagararegion.ca>, "planning@ncdsb.com" <planning@ncdsb.com>, "realestate@seaway.ca" <realestate@seaway.ca>, "circulations@bell.ca" <circulations@bell.ca>, "jeremy.leemet@cogeco.com" <jeremy.leemet@cogeco.com>, "municipalplanning@enbridge.com" <municipalplanning@enbridge.com>, "zone2scheduling@hydroone.com" <zone2scheduling@hydroone.com>, "landuseplanning@hydroone.com" <landuseplanning@hydroone.com>, "executivevp.lawanddevelopment@opg.com" <executivevp.lawanddevelopment@opg.com>, "talitha.laurenson@opg.com" <talitha.laurenson@opg.com>, "David Hornblow" <David.Hornblow@thorold.ca>  
Date : 2025-11-26 11:22  
Objet : Notice of Hearing - D10-19-2025 - 2248 Centre Street

---

Hello,

Please find attached the Notice of Hearing for the Consent application D10-19-2025 for 2248 Centre Street to be heard at the City of Thorold December 18, 2025 Committee of Adjustment meeting.

Please review and provide comments to [Planning@Thorold.ca](mailto:Planning@Thorold.ca) on or before 4:00 pm., **December 10, 2025**. If no comment or intention to provide response is received,



# **PUBLIC COMMENTS**

**Diana Roberts**

Neighbour

Called December 5, 2025 approx. 3:15pm

Shared concerns about future development and level of development of the subject and remannt parcels - parking needed, circulation, infrastructure and its impact on wider neighbourhood.