

COMMITTEE OF ADJUSTMENT

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

November 20, 2025

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Application for Consent
D10-18-2025 – LANDx Developments Inc.
24-26 Clairmont Street, Thorold, Ontario
PLAN 891 LOTS 3 AND 4 N CLAIRMONT ST
Roll Number: 2731 0000 0500 600

KEY FACTS

- Consent to sever a residential building from an existing Institutional use at 24-26 Clairmont Street.
- The proposal seeks to sever the existing Manse from the lot, which has been deemed surplus by the applicant.
 - A rezoning of the resulting lot is recommended as a condition of approval.
- No new development is proposed as a result of the application.
- 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 D10-18-2025, submitted by Stephen Bedford of LANDx Developments on behalf of The Thorold Presbyterian Church, for lands known municipally as 24-26 Clairmont Street (Parts 1, 2 & 3 on the attached severance sketch), 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 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 all outstanding property taxes be paid prior issuance of the Certificate of Consent.
- 6) That the existing structure bisecting the new proposed lot line be moved or removed completely to the satisfaction of the City.
- 7) That the City of Thorold Heritage Committee review designation By-law 36-2002 "A By-law to designate St. Andrew's Presbyterian Church at 26 Clairmont Street as being of Architectural and Historic Value or Interest" to identify any update(s), as required, to maintain the existing cultural heritage protections of St. Andrew's Presbyterian Church.
- 8) That prior to the issuance of the Certificate of Consent for application D10-18-2025, the lot adjusted parcel (being Part 3 on the attached severance sketch) shall be rezoned to the satisfaction of the City.

PROPOSAL

The applicant is seeking to sever an existing Manse of approximately 589 m² from the existing lot at 24-26 Clairmont Street. The lands are presently zoned Minor Institutional (I2) 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 the Urban Living Area and Delineated 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.

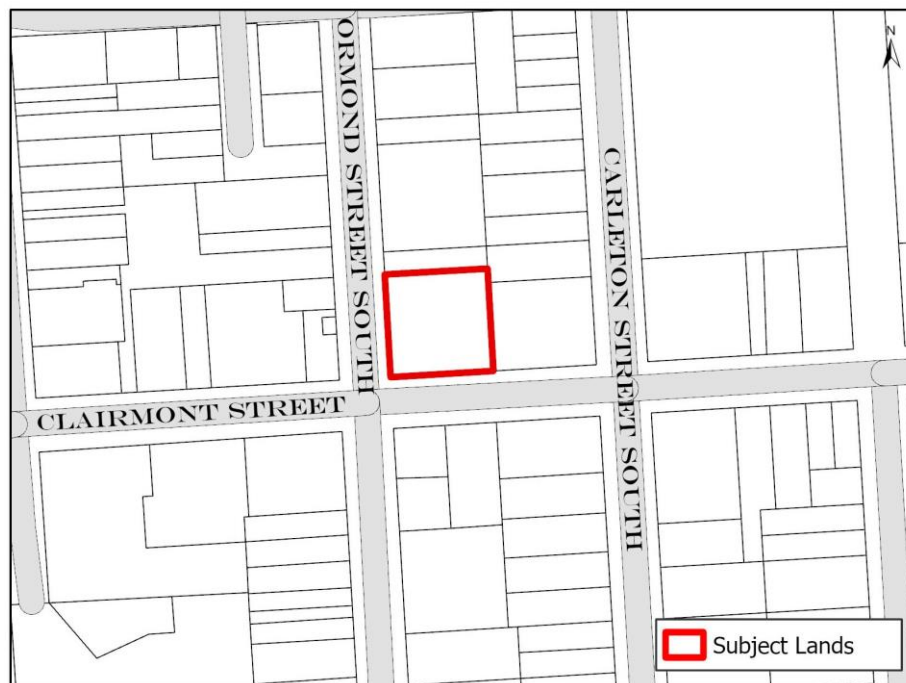


Figure 1: Location Map

Site Description

The subject lands are presently zoned Minor Institutional (I2) within the Comprehensive Zoning By-law 60(2019). The lands are situated on north of Clairmont Street in an

established downtown residential community. The lands comprise approximately 1600 m² within the Downtown Transition designation of the City of Thorold Official Plan.

Currently the site contains St. Andrew’s Presbyterian Church, and its associated Manse, each with frontage along Clairmont Street. The Institutional use will continue at 24 Clairmont Street, while the property at 26 Clairmont street will be rezoned residential, with the applicant expressing their desire to sell the home, as it is surplus to the ongoing operations associated with the Church.

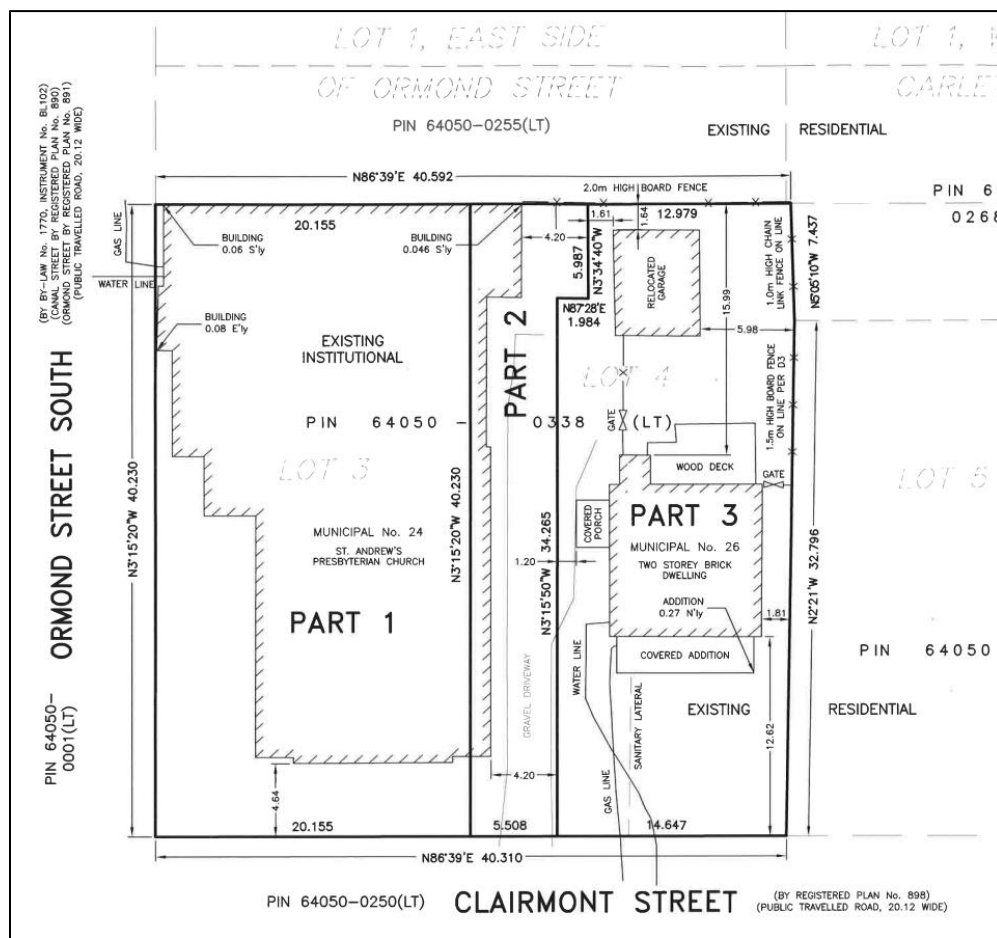


Figure 2: Proposed Plan

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:

2.1.6a – Planning authorities should support the achievement of complete communities by: accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

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:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- 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;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

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 the Delineated 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.

Table 2.2 – Niagara Region Minimum Residential Intensification Targets by Local Area Municipality 2021-2051

Municipality	Units	Rate
<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 Downtown Transitional Area within the CTOP. The following policies of the CTOP relate to the submitted application:

B1.3.1 – The purpose of the Downtown Transitional designation is to reinforce the importance of the Downtown designation by identifying a complementary area for transitional commercial and higher density residential development that contributes to the character and identity of the Downtown.

B1.3.2 – It is the intent of this Plan that the Downtown Transitional designation continue its evolution as a mixed use incubator for new business and commerce adjacent to the Downtown designation. The intent is that this area be designated for small-scale business, commercial and residential uses that could utilize or intensify existing buildings and be complementary to the mixed-use, pedestrian oriented focus of the Downtown.

B1.3.4.1 – The creation of new lots by consent to sever may be permitted, provided the consent is in keeping with the objectives for the Downtown and does not unduly fragment the land base of the Downtown to make it more difficult to accommodate usable building space. The creation of new lots in the Downtown shall also comply with Section D4.2.1.

D4.2.1 – Prior to considering an application to create a new lot for any purpose, the Committee of Adjustment shall be satisfied that the proposed lot:

- a) Fronts on and will be directly accessed by a public road that is maintained on a year-round basis;
- b) Will not cause a traffic hazard as a result of its location on a curve or a hill;
- c) Is in keeping with the intent of relevant provisions and performance standards of the zoning by-law;
- d) Can be serviced with an appropriate water supply and means of sewage disposal;
- e) Will not have a negative impact on the drainage patterns in the area;
- f) Will not compromise the ability to develop the remainder of the lands, if such lands are designated for development by this Plan;

- g) Will not have a negative impact on the features and functions of any environmentally sensitive feature in the area;
- h) Conforms with Regional lot creation policy as articulated in the Regional Official Plan, and the lot creation policies of the NEP, where applicable; and,
- i) Complies with Provincial Minimum Distance Separation Formulae, where applicable.

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 Minor Institutional (I2) under CZBL. The following provisions of the CZBL relate to the submitted application:

Table 10.3 – Lot, Building, and Structure Requirements for Community Zones – I2			
Provision	Requirement	Provided (24 Clairmont)	Provided (26 Clairmont¹)
<i>Minimum Lot Area</i>	650.0 m ²	1044 m ²	588.9 m ²
<i>Minimum Lot Frontage</i>	15.0 m	25.6 m	14.6 m
<i>Minimum Front Yard</i>	7.5 m	4.6 m	12.6 m
<i>Minimum Rear Yard</i>	7.5 m	0.0 m	15.9 m
<i>Minimum Interior Side Yard</i>	3.5 m	4.2 m	1.8 m
<i>Minimum Exterior Side Yard</i>	7.5 m	0.0 m	N/A

1. A rezoning will be required to permit the residential use at 26 Clairmont Street and to recognize all deficiencies of the residential zone.

CONSENT PLANNING ANALYSIS

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

Provincial Planning Statement (2024)

Under the PPS planning authorities are directed to support the development of “complete communities” by providing for an appropriate range and mix of housing types. In this goal, planning authorities should facilitate “all types of residential intensification, including the development of underutilized commercial and institutional sites”. The proposal will introduce a new single-detached residential dwelling unit, improving the residential housing supply within a significant area of the City’s downtown.

Furthermore, “Complete communities” includes employment, housing, public service facilities and other institutional uses which “support opportunities for equitable access to many necessities for daily living”. As part of the application, the existing St. Andrew’s Church will continue operation as a place of worship.

In summary, Planning staff are of the opinion that the proposal **meets** the general intent and goals 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. Local intensification strategies are intended to be implemented through identified local growth centres (such as the downtown transitional area) which are considered priority areas for development, achieve higher densities, identify an appropriate design and scale of development and provide a diverse mix of land uses at densities that support public transit and active transportation.

The severance of a surplus property deemed surplus by an institutional use supports the intensification goals of the NOP. The severance creates an additional lot within an area of Thorold designated to reinforce the “transitional commercial and higher density residential” of the Downtown area. This severance supports the further intensification of the downtown core - identified as a priority within regional and municipal policy.

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

City of Thorold Official Plan (CTOP) (2016)

The subject lands fall within the “Downtown Transitional” area of the CTOP. The purpose of lands within the designation are to “reinforce the importance of the Downtown designation” with transitional commercial and higher density residential. The intent of this area to be designated for small-scale “residential uses that could utilize or intensify existing buildings”, while remaining complementary of the mixed-use, pedestrian oriented focus of Downtown.

Lots may be created within the Downtown Transitional area through consent, provided the severance is in keeping with the objectives for the area and in accordance with the City of Thorold’s general criteria for new lots by consent. Planning staff have reviewed the application, and are of the opinion that the proposal conforms to the criteria for Committee of Adjustment consideration outlined in D4.2.1.

As such, Planning staff are of the opinion that the proposal **meets** the general intent and goals of the CTOP.

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

The subject lands are zoned Minor Institutional (I2) under the CZBL. Institutional uses are precluded from commercial and residential uses to support the achievement of “complete communities”.

St. Andrew Presbyterian Church, built in 1883 and designated under the Ontario Heritage Act in 2002, is situated on a its original legal non-conforming lot under the I2 zone of the CZBL. As a condition of consent, Planning staff recommend a condition requiring a review of the heritage designation by Thorold’s Heritage Committee, to the satisfaction of the

City. Planning staff will not require a Minor Variance application to address existing contraventions of the CZBL as it relates to the institutional use.

Given that residential uses are preclude on Institutional lots, planning staff recommend Committee implement a condition to ensure the rezoning of the resulting residential lot (Part 3 on Figure 2). At the time an application is made, planning staff will determine the most appropriate zone to place the created lot into.

In summary, Planning staff are of the opinion that the proposal will **meet** the general intent and purpose 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 (see Appendix 1). The application was also circulated to internal departments and external agencies for comments, which are summarized below.

NIAGARA REGION:

- Please see attached comment.

26 Clairmont Street is mapped as an area of archaeological potential in Schedule K of the NOP. However given the nature of the consent, whereby no physical development or site alteration is proposed, Regional staff do not recommend an archaeological assessment be completed at this time

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
NPCA Niagara Region Alectra Utilities Cogeco Enbridge	NEC Heritage Committee MNCFN City of Thorold Building City of Thorold Engineering City of Thorold Fire City of Thorold Public Works City of Thorold Community Services

	City of St. Catharines City of Welland Town of Pelham City of Niagara Falls Canada Post Ministry of Transportation CN Rail GIO Rail District School Board of Niagara Niagara Catholic District School Board St. Lawrence Seaway Bell Canada Hydro One Ontario Power Generation Rogers TransCanada Pipeline Infrastructure Ontario
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CONCLUSION

It is the recommendation of planning staff that Consent Application D10-18-2025, for the purpose of severing the existing residence at 24-26 Clairmont Street **BE APPROVED**, subject to the conditions listed herein.

Prepared by:
J. Greyvenstein
Development Planner
Development Services

Submitted by:
Marc Davidson
Manager of Development Planning
Development Services

Appendices

Appendix 1 Comments



ALECTRA UTILITIES COMMENTS

From: [Network Info](#)
To: [City of Thorold Planning](#)
Subject: RE: Notice of Hearing - D10-18-2025 - 24 & 26 Clairmont Street
Date: October 23, 2025 10:33:36 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)

Good morning,

Alectra Utilities does not service this address.

Regards,



Samantha Burke
ICI & Layouts
55 John Street North, Hamilton, ON, L8R 3M8
t 905.798.2971
alectrautilities.com



From: City of Thorold Planning <Planning@thorold.ca>
Sent: Friday, October 17, 2025 2:50 PM
To: tlennard@npca.ca; ppearson@npca.ca; [REDACTED] Abby.LaForme@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>; sritchie@stcatharines.ca; andrew.carrigan@canadapost.ca; Matthew.Prestinaci@ontario.ca; Usama.Ali@ontario.ca; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; Network Info <network.info@alectrautilities.com>; planninganddevelopment@bell.ca; moc.bell@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com
Subject: Notice of Hearing - D10-18-2025 - 24 & 26 Clairmont Street

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Hello,

Please find attached the Notice of Hearing for the Consent application D10-18-2025 – 24 & 26 Clairmont Street to be heard at the City of Thorold November 20th, 2025 Committee of Adjustment meeting.

Please review and provide comments to Planning@Thorold.ca **on or before 4:00 pm, October 31st, 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



ENBRIDGE COMMENTS

From: [Jeremy Leemet](#)
To: [City of Thorold Planning](#)
Subject: Re: Notice of Hearing - D10-18-2025 - 24 & 26 Clairmont Street
Date: October 17, 2025 3:47:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Afternoon
Cogeco has no comment.
Thanks Jeremy Leemet

On Fri, Oct 17, 2025 at 2:49 PM City of Thorold Planning <Planning@thorold.ca> wrote:

Hello,

Please find attached the Notice of Hearing for the Consent application D10-18-2025 – 24 & 26 Clairmont Street to be heard at the City of Thorold November 20th, 2025 Committee of Adjustment meeting.

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Thank you,

Courtney Kaupp
Planning Clerk



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



ENBRIDGE COMMENTS

From: [Municipal Planning](#)
To: [City of Thorold Planning](#)
Subject: RE: Notice of Hearing - D10-18-2025 - 24 & 26 Clairmont Street
Date: October 23, 2025 11:24:04 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

It is the responsibility of the applicant to verify the existing gas servicing does not encroach on more than one property when subdividing or severing an existing land parcel. Any service relocation required due to a severance would be at the cost of the property owner. For any encroachments, please contact ONTLands@enbridge.com.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET (he/him)
Sr Analyst, Municipal Planning
Engineering

—
ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: City of Thorold Planning <Planning@thorold.ca>
Sent: Friday, October 17, 2025 2:50 PM
To: tlennard@npca.ca; ppearson@npca.ca; [REDACTED] Abby.LaForme@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>; sritchie@stcatharines.ca; andrew.carrigan@canadapost.ca; Matthew.Prestinaci@ontario.ca; Usama.Ali@ontario.ca; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; network.Info@horizonutilities.com; planninganddevelopment@bell.ca; moc.bell@bell.ca; jeremy.leemet@cogeco.com; Municipal Planning <MunicipalPlanning@enbridge.com>; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com
Subject: [External] Notice of Hearing - D10-18-2025 - 24 & 26 Clairmont Street

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This email was sent from planning@thorold.ca.

Hello,

Please find attached the Notice of Hearing for the Consent application D10-18-2025 – 24 & 26 Clairmont



NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS

From: [Paige Pearson](#)
To: [City of Thorold Planning](#)
Subject: RE: Notice of Hearing - D10-18-2025 - 24 & 26 Clairmont Street
Date: October 17, 2025 3:42:33 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[Notice of Hearing -D10-18-2025 - 24 & 26 Clairmont St.pdf](#)

Good afternoon,

Based on the current NPCA mapping, the subject lands, 24 & 26 Clairmont Street, do not encroach within an NPCA regulated area. As such, the NPCA can offer no objections to the Consent Application D10-18-2025.

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
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: October 17, 2025 2:50 PM

To: Taran Lennard <tlennard@npca.ca>; Paige Pearson <ppearson@npca.ca>; [REDACTED]; Abby.LaForme@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>; sritchie@stcatharines.ca; andrew.carrigan@canadapost.ca; Matthew.Prestinaci@ontario.ca; Usama.Ali@ontario.ca; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; network.Info@horizonutilities.com; planninganddevelopment@bell.ca; moc.bell@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com

Subject: Notice of Hearing - D10-18-2025 - 24 & 26 Clairmont Street

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Thank you,

Courtney Kaupp



NIAGARA REGION COMMENTS

From: [Young, Katie](#)
To: [City of Thorold Planning](#)
Subject: RE: Notice of Hearing - D10-18-2025 - 24 & 26 Clairmont Street
Date: October 27, 2025 9:34:34 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
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[image010.png](#)
[image011.png](#)
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[image015.png](#)
[image016.png](#)

Good morning,

Regional staff has reviewed the proposed consent application. The *Provincial Planning Statement, 2024* (PPS) and *Niagara Official Plan, 2022* (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. 26 Clairmont Street is mapped as an area of archaeological potential in Schedule K of the NOP.

Given the nature of the consent, whereby no physical development or site alteration is proposed, Regional staff do not recommend an archaeological assessment be completed at this time. Should a future *Planning Act* application come forward for 26 Clairmont Street, an archaeological assessment may be required.

Kind regards,
Katie



Katie Young, MsC (PI), MCIP, RPP
Senior Planner
Niagara Region, 1815 Sir Isaac Brock Way,
Thorold, ON, L2V 4T7, PO Box 1042
P: (905) 980-6000 ext. 3727
W: www.niagararegion.ca
E: katie.young@niagararegion.ca



My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.

From: City of Thorold Planning <Planning@thorold.ca>
Sent: Friday, October 17, 2025 2:50 PM
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Subject: Notice of Hearing - D10-18-2025 - 24 & 26 Clairmont Street
