



## COMMITTEE OF ADJUSTMENT

Department of Planning and Building Services  
8 Carleton Street, P.O. Box 1044  
Thorold, ON L2V 4A7  
905-227-6613 ext. 252

**March 20, 2025**

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

**SUBJECT:** Minor Variance Application D13-08-2025

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 000 026 15600**

### PROPOSAL:

As part of an ongoing Draft Plan of Condominium application (D07-01-2023), an application has been submitted for a minor variance for a reduction in front yard setback for Townhouse dwellings from 6.0 metres to 4.0 metres on a Private Street Development within the R3D – Residential Three Zone of the City of Thorold Comprehensive Zoning By-law (60)2019 (See Figure 1). All other requirements of the City of Thorold Comprehensive Zoning By-law (60)2019 are being maintained.

### RECOMMENDATION:

1. That Minor Variance Application D13-08-2025 to permit a reduced front yard setback of 4.0 metres **BE APPROVED**.



Figure 1: Location Map – 2248 Centre Street.

**Site Description**

The subject lands are located on the east side of Centre Street and bounded by Henderson Street to the north and Barron Road to the south. The lands comprise approximately 7740 m<sup>2</sup> of lot area with approximately 65.8 metres of frontage on Centre Street, as illustrated on the site plan concept sketch below (See Figure 2). The lands are currently undeveloped, with no structures on the current site.

The purpose of the Minor Variance, to allow for a 2-metre reduction in setback, to facilitate design improvements on 10 proposed units located within the site. The design improvements will support separate entrances to accommodate additional dwelling units in the basements of each unit.

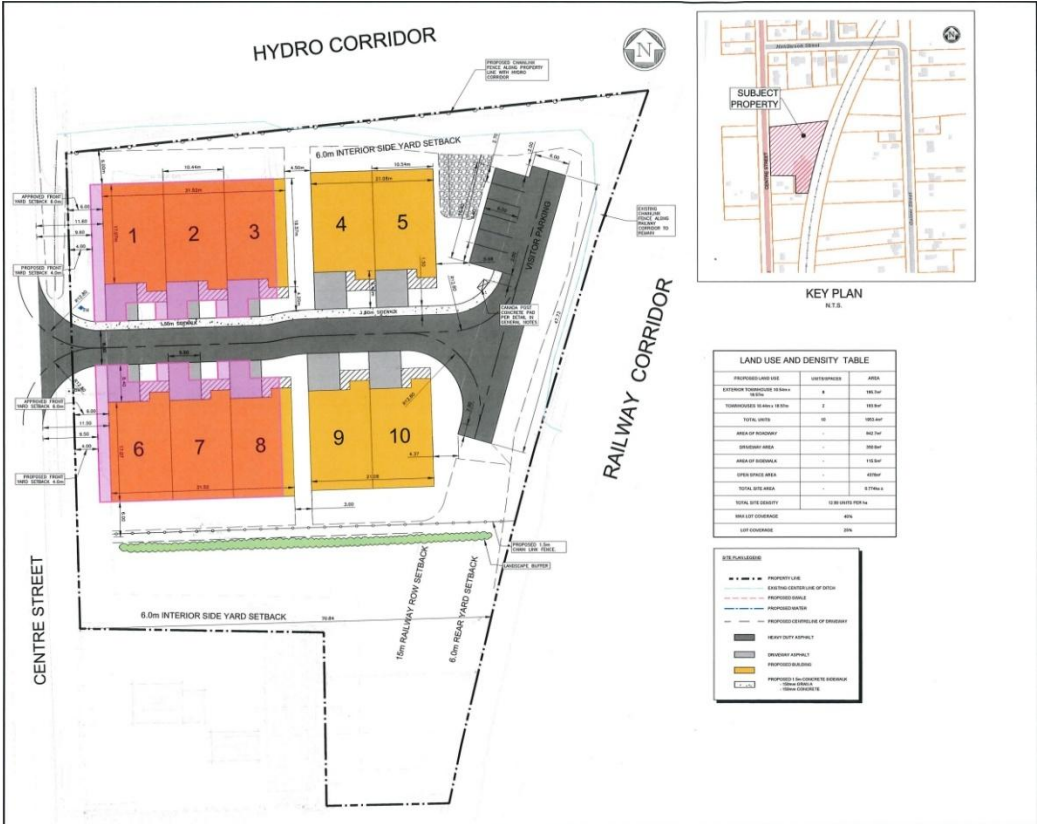


Figure 2: Site Plan Sketch – 2248 Centre Street.

**BACKGROUND REVIEW**

The subject lands are zoned as R3D – Residential Three Zone and R1A – Residential One Zone in the City of Thorold Comprehensive Zoning By-Law (60)2019. The proposed falls within the R3D zone only.

In the City of Thorold Official Plan (2016) the subject lands are designated as Urban Living

Area on Schedule A-2 Urban Area East of the Welland Canal. The subject lands are identified as Special Policy Area 10 in OPA 21.

Staff are concurrently processing a Draft Plan of Condominium application (received January 20<sup>th</sup> 2023) for the subject land, City File No. D07-01-2023.

### **MINOR VARIANCE PLANNING ANALYSIS – SECTION 45(1) PLANNING ACT:**

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 Official Plan Maintained?**

The site falls within the Urban Living Area under schedule A-2 of the City's Official Plan. Residential policies under B1.1.3 in the Official Plan allow for intensification within the "Downtown, Downtown Transitional or Regeneration Overlay designations. This does not preclude consideration for other sites in the **Urban Living Area** designation."

Section B1.1.1 states the purpose of the Urban Living Area is to "recognize the existing residential areas east and west of the Welland Canal and promote the efficient use of existing and planned community infrastructure".

In accordance with the policies listed above, the proposed variance seeks to allow for a more efficient use of space through the alteration of setbacks to support residential intensification.

Therefore, the staff is of the opinion that the requested variance maintains the general intent and purpose of the Urban Living Area designation as outlined in the City of Thorold Official Plan (2016).

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

The subject lands are zoned Residential Three Zone (R3D) in the City of Thorold's Comprehensive Zoning By-law (60)2019. Private Street Development is permitted within the zone. In 2023 a Zoning By-law Amendment was approved, to allow for a change in zoning from R1A to R3D.

The proposed variance is to allow a reduced setback from 6.0 metres to 4.0 metres. The R3D zoning designation requires a 6.0 m front yard setback when attached to a private garage or the rear wall of a dwelling. Setback requirements for front yards are established to provide separation from the street, and to provide drainage.

As such, staff is of the opinion that the requested variance maintains the general intent and purpose of the City of Thorold Comprehensive Zoning By-law (60)2019.

**Is the Variance Appropriate for the Development of the Land?**

In the opinion of the Planning Staff, the variance is appropriate for the development of the land as there are no adverse impacts anticipated through adoption, and all other requirements of the Comprehensive Zoning By-law (60)2019 are being met. The lands are currently underdeveloped, and the variance would permit construction to proceed on 10 dwelling units.

Agencies were circulated to provide comment on the proposed Draft Plan of Condominium and Minor Variance applications separately. Comments were received from Canadian National Railway on February 26th, 2025, in response to the Minor Variance application, and these comments mirror the comments provided by CN Rail under the Draft Plan of Condominium application (last updated November 12, 2024). These comments are being considered as part of the concurrent Draft Plan of Condominium application (D07-01-2023) which is under review.

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

**Is the Variance Minor?**

The proposed variance seeks to change the current setbacks of the site from 6.0 m to 4.0 m. The current proposed development does not appear to have any negative impacts on the ability for services, pedestrians or vehicles to utilize the existing Centre Street.

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

**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. Staff are satisfied that any unresolved comments below are to be addressed through the associated Draft Plan of Condominium application for the subject land, City File No. D07-01-2023.

**City of Thorold Building Department**

- No additional comments.

City of Thorold Engineering Department

- No comments provided.

City of Thorold Fire and Emergency Services Department

- No comments or concerns.

Niagara Region

- No comments.

Niagara Peninsula Conservation Authority

- The NPCA has no objection to the approval of the Minor Variance, please see attached comments on the Draft Plan of Condominium (D07-01-2023).

Heritage Thorold

- No comments or concerns.

Bell Canada

- No comments or concerns.

Canadian National Railway

- CN has expressed concerns of developing/densifying residential uses in proximity to railway operations. Please see the attached comments provided.
- The Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
- 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 within 300m of the railway right-of-way:
  - “Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres 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.”

- The storm water management facility must be designed to control storm water runoff to predevelopment 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 CNR and be substantiated by a drainage report to the satisfaction of the Railway.
- The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

#### Cogeco

- No comments.

#### Hydro One

- No comments or concerns.

#### Public comments

- No comments received.

### **CONCLUSION:**

It is the recommendation of Planning staff that Minor Variance application D13-08-2025, to permit a reduction in front yard setback from 6.0 metres to 4.0 metres **BE APPROVED**.

---

#### **Prepared by:**

Jay Greyvenstein, BSch, BA, SMCIP  
Development Planner,  
City of Thorold Planning

---

#### **Reviewed By:**

Zahrah Khan, MES Pl., MCIP, RPP  
Acting Manager of Planning  
(Development),  
City of Thorold Planning



# **CITY OF THOROLD BUILDING COMMENTS**

## Antonieta Vanderberg

---

**From:** Dinesh Adhikari  
**Sent:** Monday, March 3, 2025 2:07 PM  
**To:** Antonietta Vanderberg; ppearson@npca.ca; AbfOHare@hotmail.com; Abby.LaForme@mncfn.ca; Jay Greyvenstein; thoreng; FPO; Sean Dunsmore; andrew.carrigan@canadapost.ca; KIRANDEEP.KAUR2@ontario.ca; alexandra.boucetta@ontario.ca; aaron.white@giorail.com; planning@dsbn.org; kathy.levinski@ncdsb.com; Alexandria.pasquinismith@ncdsb.com; planning@ncdsb.com; realestate@seaway.ca; planninganddevelopment@bell.ca; municipalplanning@enbridge.com; ross.abate@enbridge.com; zone2scheduling@hydroone.com; executivevp.lawanddevelopment@opg.com; newdevelopment@rci.rogers.com; TCenergy@mhbcpplan.com; NoticeReview@infrastructureontario.ca  
**Cc:** Conor Warren  
**Subject:** Re: Review of Notice of Hearing - Comments Needed

Good afternoon,

Building division has no comments.

Regards,  
Dinesh



### Dinesh Adhikari

Senior Plans Examiner – Building Inspector  
Development Services

#### City of Thorold

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

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



---

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

**Sent:** Monday, March 3, 2025 12:25 PM

**To:** ppearson@npca.ca <ppearson@npca.ca>; AbfOHare@hotmail.com <AbfOHare@hotmail.com>; Abby.LaForme@mncfn.ca <Abby.LaForme@mncfn.ca>; Jay Greyvenstein <Jay.Greyvenstein@thorold.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; thoreng <thoreng@thorold.ca>; FPO <FPO@thorold.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca <andrew.carrigan@canadapost.ca>; KIRANDEEP.KAUR2@ontario.ca <KIRANDEEP.KAUR2@ontario.ca>; alexandra.boucetta@ontario.ca <alexandra.boucetta@ontario.ca>; aaron.white@giorail.com <aaron.white@giorail.com>; planning@dsbn.org <planning@dsbn.org>; kathy.levinski@ncdsb.com <kathy.levinski@ncdsb.com>; Alexandria.pasquinismith@ncdsb.com <Alexandria.pasquinismith@ncdsb.com>; planning@ncdsb.com <planning@ncdsb.com>; realestate@seaway.ca <realestate@seaway.ca>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; ross.abate@enbridge.com <ross.abate@enbridge.com>; zone2scheduling@hydroone.com <zone2scheduling@hydroone.com>; executivevp.lawanddevelopment@opg.com <executivevp.lawanddevelopment@opg.com>;



# **CITY OF THOROLD FIRE AND EMERGENCY SERVICES COMMENTS**

## Antonieta Vanderberg

---

**From:** FPO  
**Sent:** Wednesday, February 26, 2025 2:28 PM  
**To:** City of Thorold Planning  
**Cc:** Conor Warren  
**Subject:** RE: City of Thorold committee of Adjustment Notice of hearing - D13-08-2025 - Centre Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Afternoon,

I have no comments regarding the minor variance application. Note that this does not constitute a review of the proposed construction.

Thank you,



### Traviss Ketler

Fire Prevention Officer  
Fire and Emergency Services

#### City of Thorold

905-227-6613 x313

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

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

***What's your life worth? Smoke and CO alarms cost no more than \$30.00, make sure you have one!***

---

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

**Sent:** February 21, 2025 2:54 PM

**To:** ppearson@npca.ca; AbfOHare@hotmail.com; Abby.LaForme@mncfn.ca; Jay Greyvenstein <Jay.Greyvenstein@thorold.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; thoreng <thoreng@thorold.ca>; FPO <FPO@thorold.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca; KIRANDEEP.KAUR2@ontario.ca; alexandra.boucetta@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; Alex.Boekestyn@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@dsbn.org; kathy.levinski@ncdsb.com; Alexsandria.pasquinismith@ncdsb.com; planning@ncdsb.com; realestate@seaway.ca; planninganddevelopment@bell.ca; jeremy.leemet@cogeco.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; ross.abate@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; newdevelopment@rci.rogers.com; TCenergy@mhbcplan.com; NoticeReview@infrastructureontario.ca

**Cc:** Conor Warren <Conor.Warren@thorold.ca>

**Subject:** City of Thorold committee of Adjustment Notice of hearing - D13-08-2025 - Centre Street

Hello,

Please find attached a copy of the Notice of Hearing for the Minor Variance application listed below to be heard at the March 20, 2025 City of Thorold March Committee of Adjustment meeting



# **NIAGARA REGION COMMENTS**

## Antonietta Vanderberg

---

**From:** Boekestyn, Alex <Alex.Boekestyn@niagararegion.ca>  
**Sent:** Tuesday, February 18, 2025 10:53 AM  
**To:** Antonietta Vanderberg  
**Cc:** Development Planning Applications  
**Subject:** RE: Minor Variance - D13-08-2025 - 2248 Centre Street Thorold

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 Antonietta,

Regional staff will not require review or the fee for this application as we have provided comments through previous applications.

Thank you,



**Alex Boekestyn, MSc**

DEVELOPMENT PLANNER

Niagara Region, 1815 Sir Isaac Brock Way, Thorold, ON, L2V 4T7  
PO Box 1042

**P** : (905) 980 - 6000 ext. 3264

**W** : [www.niagararegion.ca](http://www.niagararegion.ca)

**E** : [Alex.Boekestyn@niagararegion.ca](mailto:Alex.Boekestyn@niagararegion.ca)



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

---

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

**Sent:** Tuesday, February 4, 2025 9:16 AM

**To:** Boekestyn, Alex <Alex.Boekestyn@niagararegion.ca>

**Subject:** Minor Variance - D13-08-2025 - 2248 Centre Street Thorold

**Niagara Region Security  
Warning:**

This is an external email, use caution when opening attachments or clicking links

Hello Alex,



# **NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS**

## Antonietta Vanderberg

---

**From:** Paige Pearson <ppearson@npca.ca>  
**Sent:** Monday, March 3, 2025 1:47 PM  
**To:** City of Thorold Planning  
**Cc:** Antonietta Vanderberg  
**Subject:** NPCA Comments: Minor Variance, D13-08-2025 (2248 Centre Street, Thorold)  
**Attachments:** Notice of Hearing - D13-08-2025 - 2248 Centre Street.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 afternoon,

The NPCA has reviewed the Minor Variance Application, D13-08-2025, for 2248 Centre Street, Thorold and can offer the following comments:

### **Minor Variance D13-08-2025, 2248 Centre Street, Thorold:**

- The subject lands are impacted by a watercourse associated with the Welland Canal North.
- The NPCA has no objection to the approval of the Minor Variance, D13-08-2025. The NPCA requires further information before expressing support for the Draft Plan of Subdivision.
- With respects to the lands proposed to be retained the NPCA on April 19, 2023 and on November 6, 2023, had noted that further information before expressing support for the Draft Plan of Subdivision. Specifically, the NPCA requests the applicant specify the buffer width to the regulated watercourse on the property. Through previous discussions, a minimum 5 metre buffer was required. The NPCA will require clarity on the appropriate drawings identifying the buffer width, prior to expressing our Agencies support through draft plan conditions.
- Please ensure adequate Erosion and Sediment Control (ESC) measures (i.e., silt fencing) are identified for our review. ESC measures are to provide adequate protection between the area of proposed works and the NPCA Regulated Areas. All ESC measures will require to be installed prior to the start of works, maintained throughout the duration of works, and shall only be removed once the area has been restabilized.
- Please be advised that all proposed works within NPCA Regulated Areas will require an NPCA Permit prior to the start of development.

If you have any questions, please let me know.

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!**

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.



# **HERITAGE COMMITTEE COMMENTS**

## Antonietta Vanderberg

---

**From:** Anna O'Hare <AbfOHare@hotmail.com>  
**Sent:** Monday, March 3, 2025 3:16 PM  
**To:** Antonietta Vanderberg  
**Subject:** Re: Review of Notice of Hearing - Comments Needed

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 Antonietta,  
Heritage Thorold has no comments regarding this item.  
Respectfully,

Anna  
Heritage Thorold

---

**From:** Antonietta Vanderberg <Antonietta.Vanderberg@thorold.ca>  
**Sent:** Monday, March 3, 2025 12:25 PM  
**To:** ppearson@npca.ca <ppearson@npca.ca>; AbfOHare@hotmail.com <AbfOHare@hotmail.com>; Abby.LaForme@mncfn.ca <Abby.LaForme@mncfn.ca>; Jay Greyvenstein <Jay.Greyvenstein@thorold.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; thoreng <thoreng@thorold.ca>; FPO <FPO@thorold.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca <andrew.carrigan@canadapost.ca>; KIRANDEEP.KAUR2@ontario.ca <KIRANDEEP.KAUR2@ontario.ca>; alexandra.boucetta@ontario.ca <alexandra.boucetta@ontario.ca>; aaron.white@giorail.com <aaron.white@giorail.com>; planning@dsbn.org <planning@dsbn.org>; kathy.levinski@ncdsb.com <kathy.levinski@ncdsb.com>; Alexandria.pasquinismith@ncdsb.com <Alexandria.pasquinismith@ncdsb.com>; planning@ncdsb.com <planning@ncdsb.com>; realestate@seaway.ca <realestate@seaway.ca>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; ross.abate@enbridge.com <ross.abate@enbridge.com>; zone2scheduling@hydroone.com <zone2scheduling@hydroone.com>; executivevp.lawanddevelopment@opg.com <executivevp.lawanddevelopment@opg.com>; newdevelopment@rci.rogers.com <newdevelopment@rci.rogers.com>; TCenergy@mhbcplan.com <TCenergy@mhbcplan.com>; NoticeReview@infrastructureontario.ca <NoticeReview@infrastructureontario.ca>  
**Cc:** Conor Warren <Conor.Warren@thorold.ca>  
**Subject:** Review of Notice of Hearing - Comments Needed

Hello,

I wanted to kindly remind you to review the attached Notice of Hearing for Minor Variance **D13-08-2025 – 2248 Centre Street** that was previously sent and provide any comments as soon as possible.

I would greatly appreciate receiving your comments at your earliest convenience to ensure we have all our comments in order to move forward

Thank you for your attention



# **CN RAIL COMMENTS**

## Antonietta Vanderberg

---

**From:** Alexandre Thibault <Alexandre.Thibault@cn.ca> on behalf of Proximity <proximity@cn.ca>  
**Sent:** Wednesday, February 26, 2025 2:55 PM  
**To:** City of Thorold Planning  
**Subject:** 2025-02-26-CN Comments\_Thorold\_Centre Street\_2248\_D13-08-2025  
**Attachments:** Notice of Hearing - D13-08-2025 - 2248 Centre Street.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.

Hello ,

Thank you for consulting CN on the application mentioned in subject. It is noted that the subject site is adjacent to CN's Spur line. CN has concerns of developing/densifying residential uses in proximity to railway operations. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. The [Guidelines for New Development in Proximity to Railway Operations](#) reinforce the safety and well-being of any existing and future occupants of the area. Please refer to these guidelines for the development of sensitive uses in proximity to railway operations. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities. CN encourages the municipality to pursue the implementation of the following criteria as conditions of an eventual project approval:

- Safety setback of habitable buildings from the railway rights-of-way to be a minimum of 15 metres.
- The Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
- Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz,  $\pm 3$  dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.
- The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the entire mutual property line, to be constructed by the owner entirely on private property.
- 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 within 300m of the railway right-of-way:

*"Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres 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.”

- 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 CNR and be substantiated by a drainage report to the satisfaction of the Railway.
- The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

We request that CN rail and the [proximity@cn.ca](mailto:proximity@cn.ca) email be circulated on any and all public notices and notice of decisions with respect to this and future land use planning applications with respect to the subject site.

Under the applicable federal legislation, CN is responsible for ensuring the safety of its railway operations. Additionally, as safety is a core value at CN, CN is committed to the health and safety of their employees, the customers we serve and the communities and environment in which we operate, at all times.

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. A work permit ensures that the proponents of the work, its authorized employees, servants, agents or contractors comply with CN’s instructions and will take any safety precautions that CN may reasonably deem necessary in order to ensure that railway operations remain safe.

CN anticipates the opportunity to review a noise and vibration study taking into consideration the [Guidelines for New Development in Proximity to Railway Operations](#) developed by the Federation of Canadians Municipalities and the Railway Association of Canada.

Thank you and do not hesitate to contact me with any questions.

Best regards,



**CN Proximity**

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

*[What's New at CN](#) | [Quoi de neuf au CN](#)*

---

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

**Sent:** Friday, February 21, 2025 2:54 PM

**To:** ppearson@npca.ca; AbfOHare@hotmail.com; Abby.LaForme@mncfn.ca; Jay Greyvenstein <Jay.Greyvenstein@thorold.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; thoreng <thoreng@thorold.ca>; FPO <FPO@thorold.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; andrew.carrigan@canadapost.ca; KIRANDEEP.KAUR2@ontario.ca; alexandra.boucetta@ontario.ca; Proximity <proximity@cn.ca>;



# **COGECO COMMENTS**

**From:** [Jeremy Leemet](#)  
**To:** [Antionietta Vanderberg](#)  
**Cc:** [ppearson@npca.ca](#); [AbfOHare@hotmail.com](#); [Abby.LaForme@mncfn.ca](#); [Jay Greyvenstein](#); [Dinesh Adhikari](#); [thoreng](#); [FPO](#); [Sean Dunsmore](#); [andrew.carrigan@canadapost.ca](#); [KIRANDEEP.KAUR2@ontario.ca](#); [alexandra.boucetta@ontario.ca](#); [proximity@cn.ca](#); [aaron.white@giorail.com](#); [Alex.Boekestyn@niagararegion.ca](#); [devtplanningapplications@niagararegion.ca](#); [planning@dsbn.org](#); [kathy.levinski@ncdsb.com](#); [Alexsandria.pasquinismith@ncdsb.com](#); [planning@ncdsb.com](#); [realestate@seaway.ca](#); [planninganddevelopment@bell.ca](#); [mike.embleton@cogeco.com](#); [municipalplanning@enbridge.com](#); [ross.abate@enbridge.com](#); [zone2scheduling@hydroone.com](#); [landuseplanning@hydroone.com](#); [executivevp.lawanddevelopment@opg.com](#); [newdevelopment@rci.rogers.com](#); [TCEnergy@mhbcpplan.com](#); [NoticeReview@infrastructureontario.ca](#); [Conor Warren](#)  
**Subject:** Re: City of Thorold committee of Adjustment Notice of hearing - D13-08-2025 - Centre Street  
**Date:** Friday, February 21, 2025 3:08:22 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

**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  
Cogeco has no comment.  
Thanks Jer

On Fri, Feb 21, 2025 at 2:53 PM Antionietta Vanderberg <[Antionietta.Vanderberg@thorold.ca](mailto:Antionietta.Vanderberg@thorold.ca)> wrote:

Hello,

Please find attached a copy of the Notice of Hearing for the Minor Variance application listed below to be heard at the March 20, 2025 City of Thorold March Committee of Adjustment meeting

Minor Variance                      D13-08-2025                      Address 2248 Centre Street, Thorold

Please review and provide comments to the [Planning@Thorold.ca](mailto:Planning@Thorold.ca) **on or before 4:00 pm., March 3, 2025.**

Regards

Antionietta Vanderberg

City of Thorold Logo



**Antionietta Vanderberg**

Temporary Planning Clerk

Development Services

**City of Thorold**

905-227-6613 x259





# **HYDRO ONE COMMENTS**

## Antonietta Vanderberg

---

**From:** BRISCALL Quinn <Quinn.Briscall@HydroOne.com>  
**Sent:** Friday, February 28, 2025 2:39 PM  
**To:** City of Thorold Planning  
**Cc:** JOHNSTONE Sonja  
**Subject:** FW: City of Thorold committee of Adjustment Notice of hearing - D13-08-2025 - Centre Street  
**Attachments:** Notice of Hearing - D13-08-2025 - 2248 Centre Street.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.

Hi City of Thorold Planning Department,

I have reviewed the Notice of Hearing for the Minor Variance application listed below:

Minor Variance D13-08-2025 Address 2248 Centre Street, Thorold

On behalf of Hydro One's Design Services Department, I have no issues or concerns with what has been presented. No comments at this time.

Thank you for keeping us in the loop.

Much appreciated,

---

### Quinn Briscall

Supervising Distribution Engineering Technician  
Hydro One Networks Inc.  
Design Services  
905.932.6605

[Quinn.briscall@HydroOne.com](mailto:Quinn.briscall@HydroOne.com)

---

**From:** JOHNSTONE Sonja <Sonja.Johnstone@HydroOne.com>  
**Sent:** Friday, February 28, 2025 10:40 AM  
**To:** BRISCALL Quinn <Quinn.Briscall@HydroOne.com>  
**Cc:** JOHNSTONE Sonja <Sonja.Johnstone@HydroOne.com>  
**Subject:** FW: City of Thorold committee of Adjustment Notice of hearing - D13-08-2025 - Centre Street

This is on you under 303758134/64855626

### Sonja Johnstone (she/her)

Lines Customer Support Clerk  
Hydro One Networks Inc.  
Simcoe Field Business Centre  
1-866-557-9551  
[HydroOne.com](http://HydroOne.com)