

## COMMITTEE OF ADJUSTMENT

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

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August 21, 2025

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

**SUBJECT:** Applications for Consent and Minor Variances  
D10-08-2025, D13-11-2025 and D13-12-2025  
60 Patricia Street, Thorold, Ontario  
PLAN 21 LOT 112 LOT 113 NP907  
Roll Number: 273100001102300

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### RECOMMENDATIONS

That the City of Thorold Committee of Adjustment **approve** application D10-08-2025, submitted by Zachary Soccio-Marandola on behalf of 1000592604 Ontario Limited (c/o Sebastian Soccio-Marandola), for lands known municipally as 60 Patricia Street, subject to the following conditions:

1. That the Owner provides the Secretary-Treasurer with a legal description, acceptable to the Registrar, of the subject parcel, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
2. That the Owner provides a lawyer's undertaking, to the satisfaction of the City, to forward a copy of documentation confirming the transaction has been carried out, the document to be provided within two years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.
3. That a final certification fee, payable to the City of Thorold, be submitted to the Secretary-Treasurer and that all conditions of consent be fulfilled.
4. That the payment of 5% of the value of the new lot, being Part 1, of the submitted severance sketch be made to the City of Thorold in lieu of dedication of land for

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park purposes pursuant to Section 53(13) of the Planning Act, R.S.O. 1990, as amended.

5. That the Ministry of Citizenship and Multiculturalism's (MCM) acknowledgement of the study being entered into the Ontario Public Register of Archaeological Reports be provided.
6. That any existing structures on the subject land which encroach from the retained property onto the severed property, be removed to the satisfaction of the City of Thorold.
7. That all of these conditions shall be fulfilled within a period of two years after the giving of the Notice of Decision of the Committee of Adjustment, pursuant to Subsection 53(41) of the Planning Act, failing which this consent shall be deemed to be refused.

**AND** that Minor Variance Application D13-11-2025, to grant relief at 60 Patricia Street (Part 1) to reduce the minimum lot area from 200 m<sup>2</sup> to 169 m<sup>2</sup> and to reduce the lot frontage requirements from 7.0 m to 5.3 m **BE APPROVED**.

**AND** that Minor Variance Application D13-12-2025, to grant relief at 60 Patricia Street (Part 2) from the minimum lot area from 200 m<sup>2</sup> to 169 m<sup>2</sup> and to reduce the lot frontage requirements from 7.0 m to 5.3 m **BE APPROVED**.

## **PROPOSAL**

An application has been submitted seeking a consent to sever approximately 169 m<sup>2</sup> from the subject lands and concurrent minor variance applications to grant relief from the minimum lot frontage, and minimum lot area requirements at 60 Patricia Street (Parts 1 & 2). Located within the Residential One (R1C) zone according to the City of Thorold's Comprehensive Zoning By-law 60(2019), the purpose of this application is to facilitate the construction of two semi-detached residential units. 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 and Built-Up areas, respectively.

To facilitate the consent, the following variances from the City's Zoning By-law provisions are being requested for both applications D13-11-2025 and D13-12-2025:

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1. By-law 60(2019), Section 6.3.2 - Table 6.3.b (Lot, Building, and Structure Requirements for Residential R1C Zone) – Minimum Lot Area in the R1C zone of 200 m<sup>2</sup>, requesting relief to allow a minimum lot area in the R1C zone of 169 m<sup>2</sup>.
2. By-law 60(2019), Section 6.3.2 - Table 6.3.b (Lot, Building, and Structure Requirements for Residential R1C Zone)– Minimum Lot Frontage in the R1C zone of 7.0 m, requesting relief to allow a minimum lot frontage in the R1C zone of 5.3 m.

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

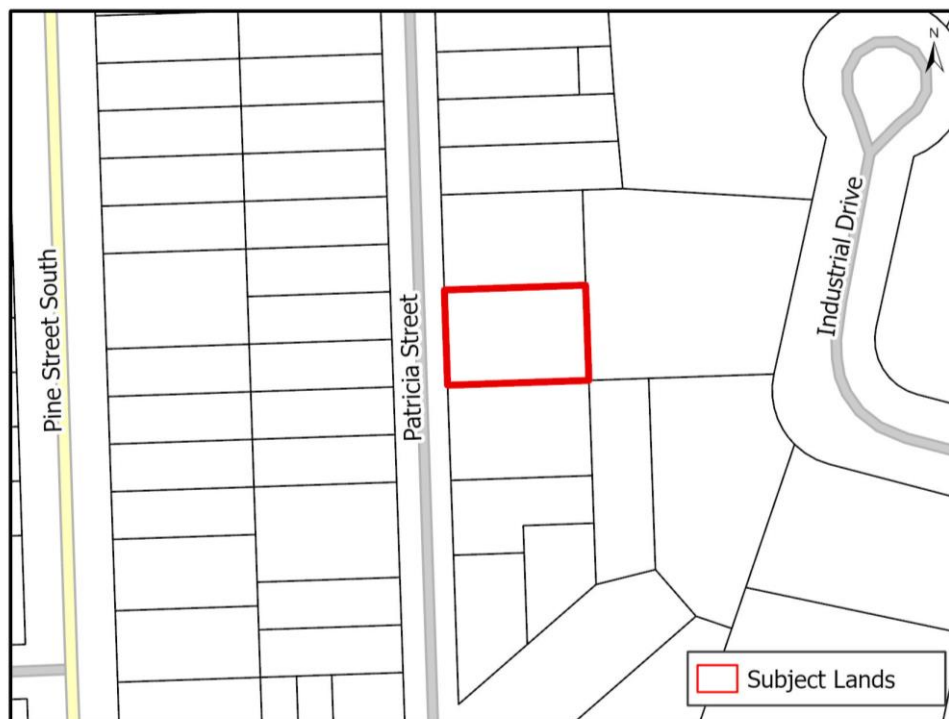


Figure 1: Location Map

**Site Description**

The subject lands at 60 Patricia Street South are located within the Built-Up Area of the Niagara Region Plan (2022), and the Urban Living Area of the City of Thorold Official

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Plan (2016). Under the City of Thorold’s Comprehensive Zoning By-law 60(2019) the lands are currently zoned as Residential One (R1C).

The subject lands are currently developed for residential uses, with access to both lots being retained along Patricia Street. The proposed severance has been facilitated by the removal of an existing garage on the subject lands.

**Background Review**

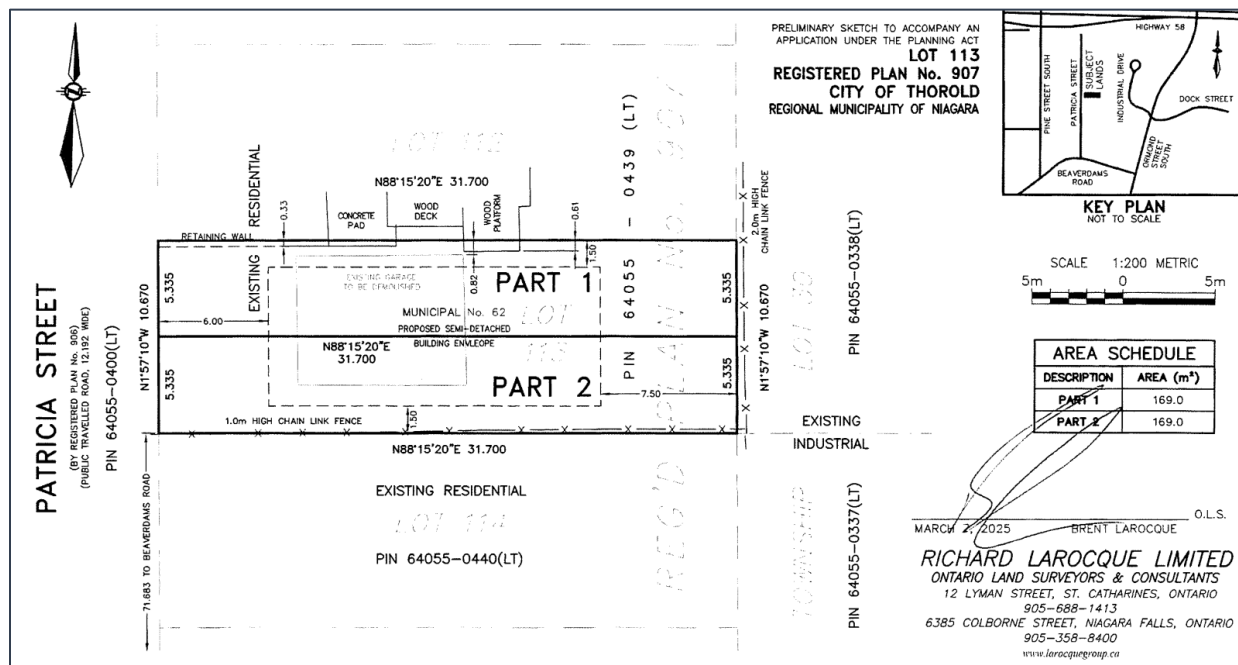


Figure 2: Severance Sketch

The R1C zoning category permits various forms of low-density residential developments such as detached, semi-detached and townhouse dwellings. As per Section 1.6(b) of the Comprehensive Zoning By-law 60(2019), any severance of lands from an existing parcel must ensure that the severed lands are compliant with the provisions outlined in the existing zone. A summary table is provided below:

| <b>Section 6.3 – Lot, Buildings and Structure Requirements (R1C)</b> |   |                          |                      |
|--|---|--------------------------|----------------------|
| Provision  | Requirement   | Proposal (Semi-Detached) |                      |
|  |   | Part 1 (Retained)        | Lot 2 (Created)      |
| Minimum Lot Area   | 200 m <sup>2</sup>  | 169.0 m <sup>2</sup>     | 169.0 m <sup>2</sup> |
| Minimum Lot Frontage   | 7.0 m   | 5.3 m                    | 5.3 m                |
| Minimum Front Yard   | 4.5 m to dwelling,<br>6.0 m to private<br>garage or carport | 6.0 m                    | 6.0 m                |
| Minimum Rear Yard  | 7.5 m   | 7.5 m                    | 7.5 m                |
| Minimum Interior Side Yard   | 1.2 m   | 1.5 m                    | 1.5 m                |

The concurrent Minor Variance applications for Parts 1 & 2 of 60 Patricia Street are intended to address these contraventions.

## **CONSENT PLANNING ANALYSIS**

The application for consent was reviewed with consideration of applicable policies in the *Provincial Planning Statement (2024)*, the *Regional Official Plan (2022)*, the *City of Thorold Official Plan (2016)* and the *City of Thorold Comprehensive Zoning By-law 60(2019)*.

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

The PPS promotes the intensification of housing supply within the established built areas of Ontario (2.3.1.1). Planning authorities are directed to provide “an appropriate range and mix of housing options and densities to meet projected needs” established within Provincial legislation and Regional and Municipal policies (2.2.1). This may be achieved through residential intensification of previously developed and underutilized areas (2.2.1.b). Intensification is generally encouraged within the PPS to achieve “complete communities” which includes a mix of housing options and types.

The proposal seeks to achieve the desired residential intensification as directed by the PPS (2024), intensifying previously developed lands within the established settlement area. As such, staff are of the opinion that the proposal generally conforms with the policies outlined within the PPS.

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

As per Table 2-1, the City of Thorold's population is expected to grow to over 39,000 residents by 2051 as per the minimum targets established within the NOP (2022), however this growth may be accounted for throughout the built-up area, provided the minimum intensification target is achieved. This corresponds to a total of 1,610 new dwellings units constructed between 2022 and 2051 as per Section 2.2.1. This includes identifying opportunities for intensification such as infill or the redevelopment of underutilized sites (2.2.2.10).

Furthermore, the NOP requires the provision of a range of unit types and densities within settlement areas to "meet housing needs at all stages of life" (2.3.1.1). New residential developments are encouraged to plan for and mitigate against the impacts of climate change in the form of compact built-forms and through the incorporation of sustainable construction materials (2.3.1.4).

The proposal seeks to construct additional residential dwelling units, intensifying the built area of Thorold, in compliance with the Region's policies. As such, staff are of the opinion that the proposal generally conforms with the policies outlined within the NOP.

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

Within the CTOP, the purpose of the Urban Living Area is to "recognize existing residential areas east and west of the Welland Canal and promote the efficient use of existing and planned community infrastructure" (B1.1.1). To this end, the City has projected 15% of housing growth (300 dwelling units) to occur within the built boundary of the City.

As per Section B1.1.3, residential intensification proposals should be focused on lands within the Downtown, Downtown Transitional or Regeneration overlays, however other sites within the Urban Living Area may also be considered. Intensification within residential areas should be in keeping with the established character of the areas it is proposed.

New lots are permitted to be created within the Urban Living Area. In considering an application to create a new lot, Section D4.2.1 outlines criteria for consideration by the

Committee. Newly created lots must front onto a publicly maintained road, pose no traffic hazard, align with the standards and intent of the zoning by-law. The severed property must be properly serviced, will not negatively impact the watercourse or other environmental factors, and does not hinder the future development of adjacent lands.

City staff have reviewed the proposal in relation to these policies within the CTOP. The proposal conforms with the policies of residential intensification and improves the quantity and mix of Thorold's current housing supply. As such, staff are of the opinion that the proposal generally conforms with the policies outlined within the CTOP.

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

The City of Thorold Comprehensive Zoning By-law 60(2019) designates the subject lands as part of the Residential One (R1C) zone. The R1C zoning category establishes the low-density residential provisions within the City of Thorold. Within the R1C zone, semi-detached dwellings are a permitted use.

Table 6.3.b outlines the lot, building and structure requirements for the R1C zone. A minimum lot area of 200 m<sup>2</sup> are required for lots containing semi-detached dwellings within the R1C zone, as well as a minimum lot frontage of 7.0 m. The proposed severance will result in two identical lots, each with a total area of 169.0 m<sup>2</sup> and a frontage of 5.3 m. Concurrent minor variance applications (D13-11-2025, D13-12-2025) propose to bring the lots into compliance with these provisions. As such, Planning Staff are of the opinion that the proposal generally conforms with the policies outlined with the City of Thorold's Comprehensive Zoning By-law 60(2019).

### **MINOR VARIANCE PLANNING ANALYSIS**

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

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

A summary of Planning Staff's review of the proposed variances with respect to each of these considerations is provided below.

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

As previously described within this report, the purpose of both the NOP and CTOP is to promote general and residential intensification within the established built areas. As described within the NOP, the Built-Up area of Thorold is projected to account for over 1600 new dwelling units between 2022 and 2051 (2.2) through infill or other forms of redevelopment. Intensification proposals under the NOP are encouraged to mitigate the effects of climate change, primarily through compact built forms and environmentally sustainable construction materials (2.3.1.4).

As per the CTOP, the built boundary of Thorold is projected to account for approximately 15% of the total growth within the Thorold, supporting intensification within the Urban Living Area. While this intensification is promoted within the Downtown, Downtown Transitional and Regeneration overlays, nothing shall preclude development within other areas of the Urban Living area.

**Variance for Relief from Minimum Lot Area** – Minimum lot area provisions are implemented to ensure that dwelling units maintain sufficient amenity space, have appropriate grading and drainage, maintain the existing neighbourhood character, and ensure that density remains appropriate for the area. The proposal maintains sufficient amenity space for residents through the provided landscaped open space in the rear yard, the proposal matches the existing neighbourhood character in form, and conforms with the allowable density of the Built-Up and Urban Living Areas under the CTOP.

As such, staff are of the opinion that the requested relief in minimum lot area **meets** the intent of both the NOP and CTOP.

**Variance for Relief from Minimum Lot Frontage** – Minimum lot frontage provisions are provided to ensure that lots are of a consistent character, provide sufficient parking and maintain the existing densities.

The built form of the proposed semi-detached is consistent with the surrounding constructions of the neighbourhood and is maintained on a lot size similar to surrounding semi-detached dwellings. Additionally sufficient parking is provided in the proposal, through driveways which meet the provisions of the Comprehensive Zoning By-law. As previously identified, an appropriate level of density is being added despite the proposed relief. The proposal seeks to improve the housing stock and adds density, in alignment with the goals of the official plans.

As such, staff are of the opinion that the requested relief in minimum lot frontage **meets** the intent of both the NOP and CTOP.

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

The purpose a Zoning By-law is to implement the policies of the CTOP, through the regulation of dimensions and built form of developments within the City. The City of Thorold Comprehensive Zoning By-law 60(2019) permits the construction of semi-detached dwelling units on lands within the R1C zone.

Section 6.3.2 - Table 6.3.b establishes the permitted uses within the R1C zone and their respective zoning provisions. Semi-detached dwelling units within the R1C zone are required to maintain a minimum lot area of 200 m<sup>2</sup> and a minimum frontage of 7.0 m. All other aspects of the R1C zone under the Comprehensive Zoning By-law 60(2019) are being maintained.

**Variance for Relief from Minimum Lot Area** – Minimum lot area provisions are provided to ensure a consistent neighbourhood character, as it relates to built form and density, as well as ensuring adequate open and amenity space are provided.

The proposal provides adequate rear yard open space and amenity space, maintaining a sufficient level of greenery given the established neighbourhood character to ensure no negative impacts are anticipated from adoption. Additionally, the proposal's-built form, despite the requested relief, is consistent with the built form of other semi-detached residential dwellings within the neighbourhood. Finally, the increase density from an additional two dwelling units does not contravene the Zoning By-law. The use is permitted within the zone and facilitates an appropriate development for the neighbourhood as it

relates to both the established character and added density.

As such, Planning Staff are of the opinion that the requested relief in minimum lot area **meets** the general intent and purpose of the Comprehensive Zoning By-law 60(2019).

**Variance for Relief from Minimum Lot Frontage** Lot frontage provisions are provided to ensure that lots are of a consistent character, provide sufficient parking and maintain the existing densities.

The requested relief in minimum lot frontage is not anticipated to negatively impact the existing neighbourhood character, over-intensify the residential area, or limit the parking ability of each lot. As previously described the proposed reliefs to facilitate a semi-detached dwelling does not unduly affect the established neighbourhood character as it relates to built form or increased density. Additionally, the proposal provides a sufficient amount of parking to the site through driveways on each lot.

As such, Planning Staff are of the opinion that the requested relief in lot frontage **meets** the general intent and purpose of the Comprehensive Zoning By-law 60(2019).

### **Are the Variances Appropriate for the Development of the Land?**

The proposal seeks relief to allow for the construction of an additional dwelling unit within an area defined by the Official Plans as a target for residential intensification, and under the Comprehensive Zoning By-law as a lot which already supports more intensive residential development.

The application was circulated to relevant departments and agencies for comment on the proposed Minor Variances. No agencies indicated any objections in granting relief from the Comprehensive Zoning By-law 60(2019) provisions. The requested relief only seeks to enlarge or expand what is already permissible under the Comprehensive Zoning By-law 60(2019), and no adverse impacts are anticipated by approval.

As it relates to **both the requested reliefs** total lot area and lot frontage, Planning Staff are of the opinion that the proposal **is appropriate** for the development of the land.

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### **Are the Variances Minor?**

*The Planning Act (R.S.O. 1990)* does not define what constitutes “minor”. It is the responsibility of the Committee to make a determination, based on the facts, context and circumstances of a particular application, as to whether the variance is “minor”. In determining whether a requested variance is “minor” the Committee should have consideration for the overall impact of the development, not simply a numerical assessment based on provisions in the Comprehensive Zoning By-law.

The anticipated impact from approval is minimal. Each of the variances are in the facilitation of a permitted use, to serve the goals of residential intensification within an area identified through Provincial legislation and regional and municipal policies as primed for this type of development. All other provisions of the zoning by-law are being maintained, and adequate parking is provided despite the requested reliefs.

As it relates to **both the requested reliefs** total lot area and lot frontage, Planning Staff are of the opinion that the proposal **is appropriate** for the development of the land.

### **COMMENTS**

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

#### **Agency & Department Comments**

The following comments were received with regard to this application:

##### **Niagara Region**

- A Stage 1-2 Archaeological Assessment 60 Patricia Street Thorold, prepared by Detritus Consulting Ltd. (dated November 7, 2024) has been submitted with the applications. The Stage 2 fieldwork resulted in no identification and documentation of archaeological resources. Accordingly, the licensed archaeologist recommends no further assessment of the study area (which encompasses the entirety of the property).

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- Staff recommend to the City as a condition of consent, that the Ministry of Citizenship and Multiculturalism's (MCM) acknowledgement of the study being entered into the Ontario Public Register of Archaeological Reports be provided.
- If the MCM recommends/requires further reporting, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of the City of Thorold. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the MCM through City of Thorold confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
- Recognizing that no archaeological assessment, regardless of intensity, can entirely negate the possibility of the discovery of deeply buried archaeological resources, staff recommend the inclusion of a standard archaeological warning clause in the development agreement between the applicant/owner and the City of Thorold.
- Staff has reviewed the submitted Environmental Noise Assessment and Land Use Compatibility Study, prepared by Valcoustics Canada Ltd. (dated November 19, 2024). The Study was completed in accordance with the Ministry of the Environment, Conservation and Parks (MECP) Environmental Noise Guideline (NPC-300) and references the D-6 Guideline for Compatibility with Industrial Facilities. The Study advises that based on predicted sound levels, wall and window construction meeting the minimum non-acoustical requirements of the Ontario Building Code is acceptable. The final sound isolation requirements should be reviewed when detailed architectural plans are developed, including the wall and window constructions.
- The Study advises that CN requires a clause to be inserted into development agreements, offers to purchase, and agreements of Purchase and Sale or Lease for each dwelling unit located within 300 metres (m) of a railway right-of-way. As there is a CN Spur Line to the east of the subject land (within 250 m), the Study recommends this clause be included.
- Regional Infrastructure Planning and Development staff offer no objections to the proposed consent and minor variance applications for the development of two semidetached dwellings, subject to meeting the conditions detailed in the attached Appendix at the City's discretion.

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Ministry of Transportation

- MTO has reviewed the site location and has determined it is within the permit control area of Highway 58. MTO permits or approvals would be required by the proponent for any development at the above address at this time.

The following Departments/Agencies provided no issues with this application:

Niagara Peninsula Conservation Authority

- No comment.

Mississaugas of the Credit First Nation

- No comment.

City of Thorold Building

- No comment.

City of Thorold Engineering

- No comment.

City of Thorold Fire Prevention Office

- No comment.

City of Thorold Public Works

- No comment.

City of Thorold Community Services

- No comment.

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Canada Post

- No comment.

CN Rail

- No comment.

Gio Rail

- No comment.

Niagara Catholic District School Board

- No comment.

Bell Canada

- No comment.

Cogeco

- No comment.

Enbridge

- No comment.

Hydro One

- No comment.

Ontario Power Generation

- No comment.

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### Infrastructure Ontario

- No comment.

### St. Lawrence Seaway

- No comment.

### **Public Comments**

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

### **TECHNICAL STUDIES**

Environmental Noise Assessment and Land Use Compatibility – 60 Patricia Street  
(Valcoustics Canada Ltd.)

“The sound levels on site have been determined and compared with the applicable Ministry of the Environment, Conservation and Parks (MECP) to determine the need for noise mitigation.

Outdoor sound levels are predicted to be well below the transportation noise source guideline limits at all locations within the development. As such, there are no noise mitigation requirements for the development to meet the applicable transportation noise source guideline limits.”

### **CONCLUSION**

It is the recommendation of Planning Staff that Consent Application D10-08-2025, for the purpose of severing the lands at 60 Patricia Street **BE APPROVED** subject to the conditions listed herein.

**AND** that Minor Variance Application (D13-11-2025) to grant relief at 60 Patricia Street

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(Part 1) from the minimum lot area and lot frontage requirements of the R1C zone **BE APPROVED.**

**AND** that Minor Variance Application (D13-12-2025) to grant relief at 60 Patricia Street (Part 2) from the minimum lot area and lot frontage requirements of the R1C zone **BE APPROVED.**

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**Prepared by:**

J. Greyvenstein  
Development Planner  
City of Thorold Planning

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**Submitted by:**

Marc Davidson  
Manager of Development Planning  
Development Services



## **COGECO COMMENTS**

**From:** [Jeremy Leemet](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** Re: City of Thorold Committee of Adjustments - August 21, 2025 - 60 Patricia Street  
**Date:** July 21, 2025 2:47:51 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good Afternoon  
Cogeco has no comment.  
Thanks Jeremy Leemet

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

Hello,

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

|                |             |                    |
|----------------|-------------|--------------------|
| Consent        | D10-08-2025 | 60 Patricia Street |
| Minor Variance | D13-11-2025 | 60 Patricia Street |
| Minor Variance | D13-12-2025 | 60 Patricia Street |

Please review and provide comments to the [Planning@Thorold.ca](http://Planning@Thorold.ca) website **on or before 4:00 pm., July 30, 2025.**

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)





# **MINISTRY OF TRANSPORTATION ONTARIO COMMENTS**

**From:** [Prestinaci, Matthew \(MTO\)](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** RE: City of Thorold Committee of Adjustments - August 21, 2025 - 60 Patricia Street  
**Date:** July 17, 2025 2:45:13 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Courtney

**Re: MTO Comments on Minor Variance Application**

Application Reference: **Minor Variance (File: D13-11/12-2025)**  
Application Address: **60 Patricia St, Thorold, ON L2V 3W1**  
Proposed: **Minor Variance and Consent**

MTO has reviewed the site location and has determined it is within the permit control area of Highway 58. MTO permits or approvals would be required by the proponent for any development at the above address at this time.

To see if your site is within the MTO Permit Controlled Area(s) use this link:

[HCMS - View MTO Controlled Areas \(gov.on.ca\)](#)

**Disclaimer:**

This mapping tool is intended as a supplementary guide only and should not be relied on as a precise indicator of Ministry of Transportation (MTO) Permit Control Areas, routes or locations, nor as a guide to navigation. Where there is a discrepancy between the results of this mapping tool and the MTO Permit Control Areas, the latter shall take precedence. The MTO shall not be liable in any way for the use of, or reliance upon, this mapping tool or any resulting data/information.

Kind Regards,

**Matthew Prestinaci**  
Corridor Management Officer (West) | Central Operations  
Ministry of Transportation | Ontario Public Service  
416-300-6508 | [matthew.prestinaci@ontario.ca](mailto:matthew.prestinaci@ontario.ca)

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**From:** City of Thorold Planning <Planning@thorold.ca>  
**Sent:** Wednesday, July 16, 2025 4:31 PM  
**To:** tlennard@npca.ca; ppearson@npca.ca; Abby.LaForme <Abby.LaForme@mncfn.ca>; Dinesh Adhikari <Dinesh.Adhikari@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; Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; John, Saumya (MTO) <Saumya.John@ontario.ca>; Prestinaci, Matthew (MTO) <Matthew.Prestinaci@ontario.ca>; proximity@cn.ca; aaron.white@giorail.com; Young, Katie <katie.young@niagararegion.ca>; Jessica.Fajta@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@ncdsb.com; realestate@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@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; rahim.baird@infastructureontario.ca  
**Subject:** City of Thorold Committee of Adjustments - August 21, 2025 - 60 Patricia Street

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the**



# **NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS**

**From:** [Paige Pearson](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** RE: City of Thorold Committee of Adjustments - August 21, 2025 - 60 Patricia Street  
**Date:** July 17, 2025 12:41:37 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

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Good afternoon,

Based on the current NPCA mapping, the subject property, 60 Patricia Street, does not contain NPCA regulated features. As such, the NPCA would have no comments or objection to the applications D10-08-2025, D13-11-2025 and D13-12-2025.

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](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:** July 16, 2025 4:31 PM

**To:** Taran Lennard <tlennard@npca.ca>; Paige Pearson <ppearson@npca.ca>; Abby.LaForme@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@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; peter.deluca@ontario.ca; Usama.Ali@ontario.ca; saumya.john@ontario.ca; matthew.prestinaci@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; katie.young@niagararegion.ca; Jessica.Fajta@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications@niagararegion.ca; planning@ncdsb.com; realestate@seaway.ca; mfernandes@seaway.ca; planninganddevelopment@bell.ca; rowcentre@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; rahim.baird@infrastructureontario.ca

**Subject:** City of Thorold Committee of Adjustments - August 21, 2025 - 60 Patricia Street

Hello,

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

|                |             |                    |
|----------------|-------------|--------------------|
| Consent        | D10-08-2025 | 60 Patricia Street |
| Minor Variance | D13-11-2025 | 60 Patricia Street |
| Minor Variance | D13-12-2025 | 60 Patricia Street |

Please review and provide comments to the [Planning@Thorold.ca](http://Planning@Thorold.ca) website **on or before 4:00 pm., July 30, 2025.**

Thank you,



# **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

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**Via Email Only**

July 29, 2025

Region Files: PLCS202500851, PLMV202501649, PLMV202501650

Courtney Kaupp  
Planning Clerk  
City of Thorold  
8 Carleton Street South  
Thorold, ON L2V 5C2

Dear Ms. Kaupp:

**Re: Regional and Provincial Comments  
Proposed Consent and Minor Variance Applications  
City Files: D10-08-2025, D13-11-2025, D13-12-2025  
60 Patricia Street  
City of Thorold**

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Regional Infrastructure Planning and Development staff has reviewed the proposed Consent and Minor Variance applications for lands municipally known as 60 Patricia Street in the City of Thorold. The applications are required to facilitate the development of two semi-detached units.

The consent application proposes to sever the subject land into two lots with minor variances required for frontage and lot area on both the severed and retained lots.

A pre-consultation meeting was held to discuss the proposal on June 6, 2024, with City and Regional staff in attendance.

**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 lower-tier municipalities in respect of planning matters generally. City Council approved entering into a service level agreement with Niagara Region ('Planning Services Agreement') to continue providing support and advice to the City of Thorold for certain planning matters.

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 archaeology and land use compatibility are provided as advice to assist the City in their review of the application.

## **Archaeological Potential**

The *Provincial Planning Statement, 2024* (PPS) and NOP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, PPS policy 4.6.2 and NOP policy 6.4.2.1 state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved or the land has been investigated and cleared or mitigated following clearance from the Province. The subject property is mapped as an area of archaeological potential in the NOP.

A Stage 1-2 Archaeological Assessment 60 Patricia Street Thorold, prepared by Detritus Consulting Ltd. (dated November 7, 2024) has been submitted with the applications. The Stage 2 fieldwork resulted in no identification and documentation of archaeological resources. Accordingly, the licensed archaeologist recommends no further assessment of the study area (which encompasses the entirety of the property).

Staff recommend to the City as a condition of consent, that the Ministry of Citizenship and Multiculturalism's (MCM) acknowledgement of the study being entered into the Ontario Public Register of Archaeological Reports be provided.

If the MCM recommends/requires further reporting, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of the City of Thorold. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the MCM through City of Thorold confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

Recognizing that no archaeological assessment, regardless of intensity, can entirely negate the possibility of the discovery of deeply buried archaeological resources, staff recommend the inclusion of a standard archaeological warning clause in the development agreement between the applicant/owner and the City of Thorold.

Appropriate conditions have been incorporated into the attached Appendix.

## Land Use Compatibility

The PPS and NOP requires that major facilities, including manufacturing uses 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 the subject property is adjacent to the NOP Core Employment Area, referred to as the Thorold Tunnel Crossing (THO-3).

Staff has reviewed the submitted Environmental Noise Assessment and Land Use Compatibility Study, prepared by Valcoustics Canada Ltd. (dated November 19, 2024). The Study was completed in accordance with the Ministry of the Environment, Conservation and Parks (MECP) Environmental Noise Guideline (NPC-300) and references the D-6 Guideline for Compatibility with Industrial Facilities. The Study advises that based on predicted sound levels, wall and window construction meeting the minimum non-acoustical requirements of the Ontario Building Code is acceptable. The final sound isolation requirements should be reviewed when detailed architectural plans are developed, including the wall and window constructions.

The Study advises that CN requires a clause to be inserted into development agreements, offers to purchase, and agreements of Purchase and Sale or Lease for each dwelling unit located within 300 metres (m) of a railway right-of-way. As there is a CN Spur Line to the east of the subject land (within 250 m), the Study recommends this clause be included.

Appropriate conditions have been incorporated into the attached Appendix.

## Conclusion

Regional Infrastructure Planning and Development staff offer no objections to the proposed consent and minor variance applications for the development of two semi-detached dwellings, subject to meeting the conditions detailed in the attached Appendix at the City's discretion.

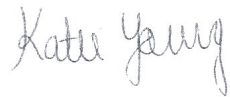
Please be advised that through changes to the *Planning Act*, the NOP is effectively an official plan of the City of Thorold, which remains in effect until the City revokes or amends it to provide otherwise. As such, City staff should be satisfied that the application conforms to NOP policies.

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 applications when available.

*PLCS202500851, PLMV202501649, PLMV202501650*  
*July 29, 2025*

Kind regards,

A handwritten signature in cursive script that reads "Katie Young".

Katie Young, MCIP, RPP  
Senior Development Planner

Appendix: Recommended Conditions of Consent – 60 Patricia Street, Thorold

## **Appendix Recommended Conditions of Consent 60 Patricia Street, Thorold**

To support the municipality's evaluation of policy considerations related to the proposed applications, the below conditions are provided for the advice of municipal staff. Implementation of these recommended conditions is at the discretion of the municipality.

### **Archaeology**

1. That the applicant/owner receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM) for the archaeological assessment report titled Stage 1-2 Archaeological Assessment 60 Patricia Street Thorold, prepared by Detritus Consulting Ltd. (dated November 7, 2024). If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of the City of Thorold, prior to clearance of this condition. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through the City of Thorold, confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
2. That the development agreement between the applicant/owner and the City of Thorold include the following standard archaeological warning clause:

*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.*

### **Land Use Compatibility**

3. That the development agreement between the applicant/owner and the City of Thorold include a clause requiring the applicant/owner to implement the recommendations of the submitted Environmental Noise Assessment and Land Use Compatibility Study, prepared by Valcoustics Canada Ltd. (dated November 19, 2024), including that final isolation requirements be reviewed by an acoustical consultant when detailed architectural plans are developed.
4. That the development agreement between the applicant/owner and the City of Thorold and offer to purchase, and agreements of Purchase and Sale or Lease include the following warning clause:

July 29, 2025

*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 our expansions of the railway facilities on such rights-of-ways 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.*



# **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:** [SSirianni@seaway.ca](mailto:SSirianni@seaway.ca); [MFernandes@seaway.ca](mailto:MFernandes@seaway.ca); [realestate@seaway.ca](mailto:realestate@seaway.ca)  
**Subject:** RE: City of Thorold Committee of Adjustments - August 21, 2025 - 60 Patricia Street  
**Date:** July 17, 2025 11:14:01 AM  
**Attachments:** [graycol.gif](#)  
[13989178.png](#)  
[13723405.png](#)  
[13284140.png](#)  
[13183778.png](#)  
[13284922.png](#)

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Good morning,

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

We do not have any comments.

Thank you and Best Regards,

Anna Lo

 "City of Thorold Planning" ---2025-07-16 16:33:35---Hello, Please find attached copies of the Notices of Hearing for the Consent and Minor Variance appl

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>, "Dinesh Adhikari" <Dinesh.Adhikari@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>, "peter.deluca@ontario.ca" <peter.deluca@ontario.ca>, "Usama.Ali@ontario.ca" <Usama.Ali@ontario.ca>, "saumya.john@ontario.ca" <saumya.john@ontario.ca>, "matthew.prestinaci@ontario.ca" <matthew.prestinaci@ontario.ca>, "proximity@cn.ca" <proximity@cn.ca>, "aaron.white@giorail.com" <aaron.white@giorail.com>, "katie.young@niagararegion.ca" <katie.young@niagararegion.ca>, "Jessica.Fajta@niagararegion.ca" <Jessica.Fajta@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@niagararegion.ca" <devtplanningapplications@niagararegion.ca>, "planning@ncdsb.com" <planning@ncdsb.com>, "realestate@seaway.ca" <realestate@seaway.ca>, "mfernandes@seaway.ca" <mfernandes@seaway.ca>, "planninganddevelopment@bell.ca" <planninganddevelopment@bell.ca>, "rowcentre@bell.ca" <rowcentre@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>, "jasmine.tranter@opg.com" <jasmine.tranter@opg.com>, "talitha.laurenson@opg.com" <talitha.laurenson@opg.com>, "rahim.baird@infrastructureontario.ca" <rahim.baird@infrastructureontario.ca>  
Date : 2025-07-16 16:33  
Objet : City of Thorold Committee of Adjustments - August 21, 2025 - 60 Patricia Street

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Hello,

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

Consent

D10-08-2025

60 Patricia Street



# **HYDRO ONE COMMENTS**

**From:** [LANDUSEPLANNING](#)  
**To:** [City of Thorold Planning](#)  
**Subject:** Thorold - 60 Patricia Street - D10-08-2025  
**Date:** August 5, 2025 2:46:13 PM

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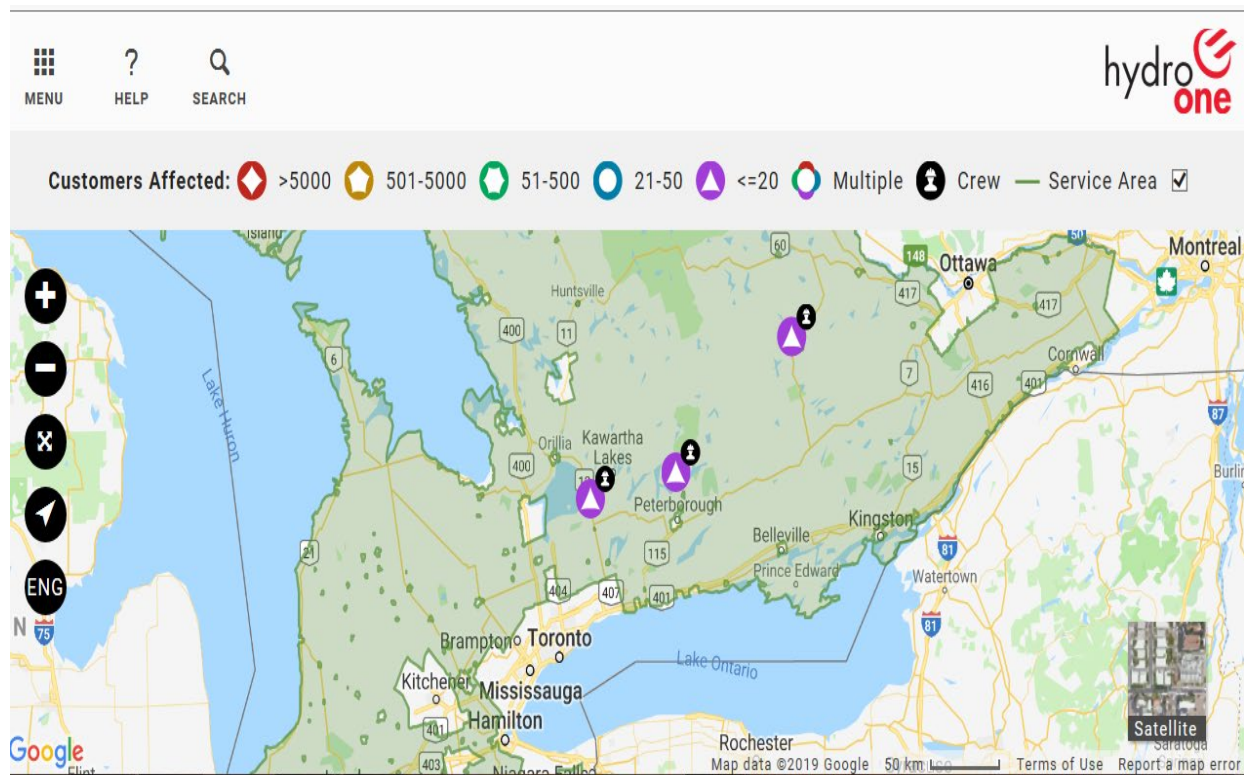
Hello,

We are in receipt of your Application for Consent, D10-08-2025 dated 2025-07-16. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

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

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

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



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

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

Thank you,

Land Use Planning Department  
Hydro One Networks Inc.  
Email: [LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)