

COMMITTEE OF ADJUSTMENT

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

February 19, 2026

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Application for Minor Variance D13-26-2025

1355 Upper's Lane, Thorold, Ontario
THOROLD PT TOWNSHIP LOT 93 Roll
Number: 273100002603300

KEY FACTS

- This application is to facilitate a proposed expansion to the interior of the Niagara Detention Centre of approximately 338 m², and to facilitate a revised proposal for the Modular Bed Facility (previously D13-20-2025) from 50 to 100-beds, increasing the gross floor area by 112 m².
- A Minor variance application is proposed to grant relief for both developments from various parking and loading space requirements at the Niagara Detention Centre within the Major Institutional (I1) zone.
- Planning staff recommend approval of the requested variances.

RECOMMENDATIONS

That the City of Thorold Committee of Adjustment **APPROVE** application D13-26-2025, submitted by NGA Architects on behalf of Colliers Project Leaders and in co-operation with NORR Architects & Engineers Limited on behalf of Infrastructure Ontario (IO), for lands known municipally as 1355 Upper's Lane, as it relates to:

1. Relief from Part 4.1 - Table 4.1 (Parking Space Requirements) to reduce the required parking spaces from 16 to 0.
2. Relief from Part 4.3 – Table 4.3.1 (Minimum Number of Barrier-free Parking Spaces) to reduce the required barrier-free parking spaces from 2 to 0.
3. Relief from Part 4.5 – Table 4.5.1 (Minimum Loading Space Requirements) to reduce the required loading space from 1 to 0.

PROPOSAL

The applicant is seeking relief from the provisions of Tables 4.1, 4.3.1 and 4.5.1 (Parking Space Requirements, Minimum Number of Barrier-free Parking Spaces, and Minimum Loading Space Requirements respectively) to facilitate the construction of a proposed expansion of approximately 338 m² to the existing Niagara Detention Centre and a revision for Modular Bed Facility (MBF) to 100-beds, increasing the gross floor area by 112 m² for a total floor area of approximately 2562 m².

The subject lands are known municipally as 1355 Upper's Lane, and the lands are presently zoned Major Institutional (I1) according to the City of Thorold Comprehensive Zoning By-law 60(2019). Under the City of Thorold Official Plan Neighbourhood of Rolling Meadows Secondary Plan (2016) and the Region of Niagara Official Plan (2022) the lands are designated as part of the Institutional and the Delineated Built-Up Areas, respectively.

To facilitate this proposal on the subject lands, Section 45(1) of the *Planning Act* applies:

The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained.

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

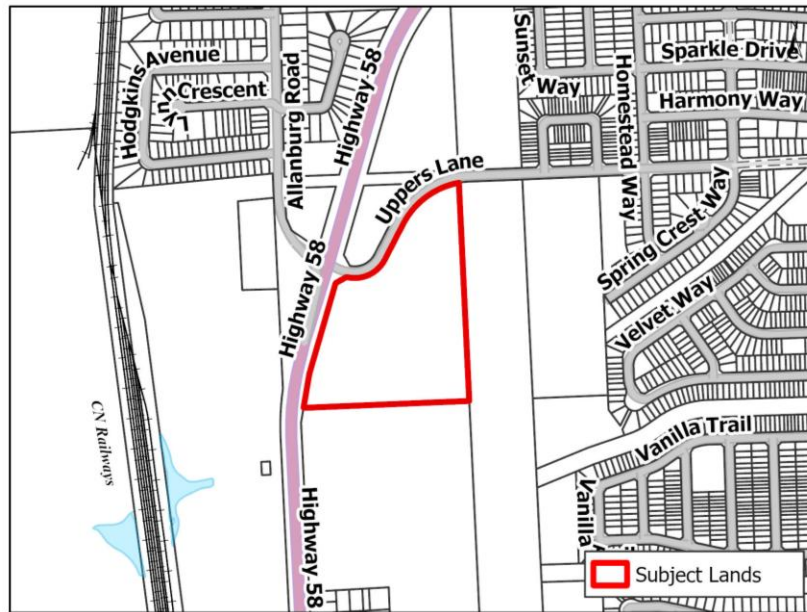


Figure 1: Location Map

SITE DESCRIPTION

The subject lands are zoned Major Institutional (I1) within the Comprehensive Zoning By-law 60(2019), are located on the east side of Upper's Lane in a suburban residential area bounded by Highway 58 to the west and a hydro-corridor to the east. The lands comprise approximately 7.2 ha within the Rolling Meadows Secondary Plan Area of the City of Thorold Official Plan.

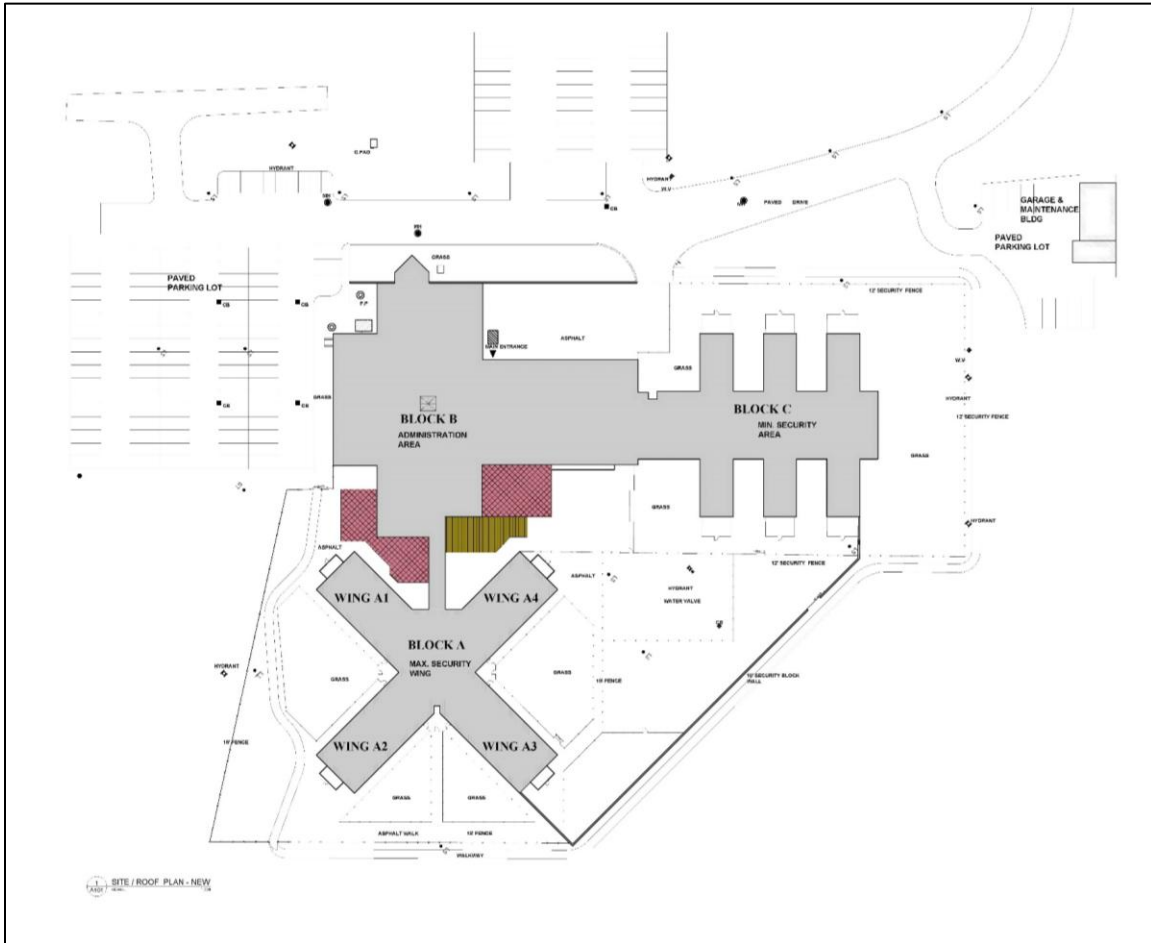


Figure 2: Proposed internal expansion in pink and outdoor area in brown.

Currently the site is the location of the Niagara Detention Centre, which houses those awaiting trial, with short sentences or awaiting transfer. The proposed variances are intended to facilitate expansion of the current building (Figure 2) and the development of a 100-bed MBF adjacent to the Detention Centre, as part of two projects initiated by Infrastructure Ontario (Figure 3). The red line depicts the location and size of the previous proposal and grey building depicts the new 100-bed proposal.

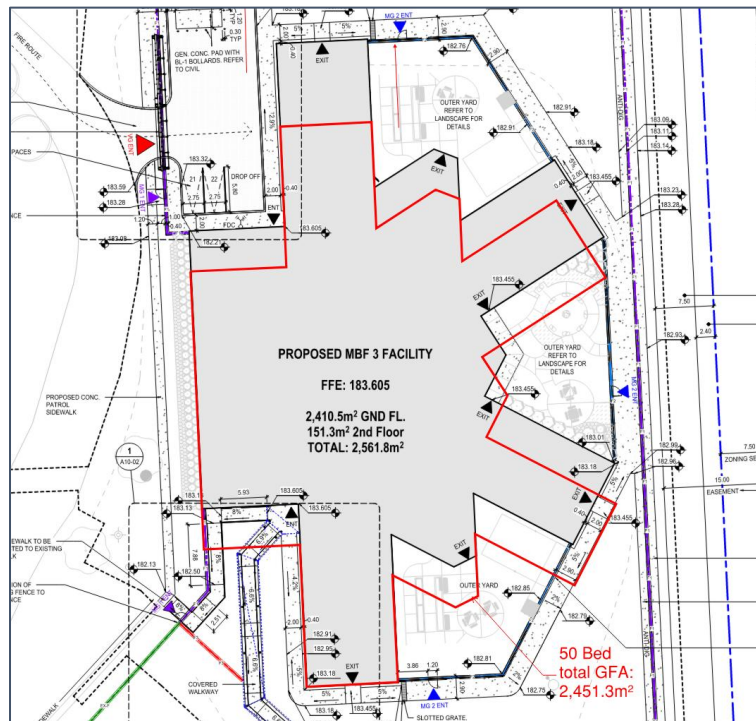


Figure 3: Revised Modular Build Facility

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:

3.1.1 - Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;*
- b) leverage the capacity of development proponents, where appropriate; and*
- c) are available to meet current and projected needs.*

3.1.2 – Before consideration is given to developing new infrastructure and public service facilities:

- a) the use of existing infrastructure and public service facilities should be optimized; and*
- b) opportunities for adaptive re-use should be considered, wherever feasible.*

3.1.3 - Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety.

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 Areas 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.

2.2.4.4 - The Region will work with the applicable governments on locating new Provincial or Federal institutional uses or facilities.

6.2.1.8.c – The Region shall promote a context-specific design approach for areas surrounding strategic institutions, such as post-secondary institutions and hospitals, as well as public service facilities to ensure compatibility and connection.

6.3.1.3 – The Region will work with the Local Area Municipalities to assess the health and well-being of built-up areas to inform development, policies, strategies and/ or studies.

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 Institutional area within the CTOP and the Rolling Meadows Secondary Plan (2016). The following policies of the CTOP relate to the submitted application:

B1.7.1 - The purpose of the Institutional designation is to permit institutional uses which serve the needs of the community and recognize the cultural and social importance of major institutional land and buildings.

B1.7.4.1 - Expansions to existing uses on lands that are already within the Institutional designation may require an amendment to the implementing zoning by-law and shall be subject to Site Plan Control and also shall proceed in accordance with the development policies set out in Section B1.1.8.2.

B1.1.8.2 - The development of any new institutional use shall require an Amendment to the Zoning By-law and shall be subject to Site Plan Control. In conjunction with an Amendment to the Zoning By-law, the applicant shall submit the following:

- a) A Site Plan illustrating the massing, location and, if applicable, phasing of proposed land uses;*
- b) A Functional Servicing and Stormwater Management report; and,*
- c) Any other study or technical report required by staff or Council.*

Prior to the approval of a Zoning Amendment, Council shall be satisfied that:

- a) The proposed use or expansion is compatible with the character of the area in which it is proposed;*
- b) The proposed use is compatible with and can be appropriately buffered from adjacent uses, if necessary;*
- c) The proposed use can accommodate the increased traffic generated by the proposed use; and,*
- d) The proposed use can adequately accommodate parking requirements*

B1.8.1 - The intent of this Secondary Plan is to provide a long-term planning program which recognizes the strategic position of the Neighbourhoods of Rolling Meadows Secondary Plan area as a new community providing the integration of diverse land uses including various housing types, community facilities such as schools and recreational areas, a range of commercial uses, compatible employment lands and open space/natural heritage areas.

B1.8.10.3 - The Neighbourhoods of Rolling Meadows Secondary Plan has designated, as identified on Schedule A-3 Land Use Plan, the existing Niagara Regional Detention Centre as Institutional and the only permitted land use on these lands shall be a Regional Detention Centre.

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

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 Major Institutional (I1) under the CZBL. The following provisions of the CZBL relate to the submitted application:

4.1 – Table 4.1 – Institutional Uses not identified in Table 4.1 shall provide 1.0 space per 30.0 m² of gross floor area.

4.3.1 – Table 4.3.1 – 4% of the total number of parking spaces in a parking area of between 13 to 100 lots shall be barrier-free parking spaces.

4.5.1 – Table 4.5.1 – Institutional Uses more than 2000 m² of gross floor area shall provide 2 loading spaces.

10.2 - *Correctional facility* is a permitted use of the Major Institutional – I1 zone.

10.3 – Table 10.3 – Lot, Building and Structure Requirements for Community Zones.

MINOR VARIANCE PLANNING ANALYSIS

The Committee of Adjustment, in accordance with Section 45 (1) of the Planning Act, may authorize a minor variance from the provisions of the 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 are provided below.

Do the Variances maintain the general intent and purpose of the Official Plan?

The NOP directs development to the established built-up areas identified by the plan, while encouraging existing institutional uses to improve their integration into their established communities. The NOP encourages dialogue between municipalities and government agencies and partners to ensure that “a context-specific design approach” is undertaken to establish “complete communities”.

Similarly, the CTOP seeks to incorporate existing institutional uses into neighbourhoods through conscious design which “serve the needs of the community and recognize the cultural and social importance of major institutional land and buildings”. The Niagara Detention Centre is identified within the CTOP and Rolling Meadows Secondary plan as

an institutional use on the property and designates the correctional facility as the only permitted use on the subject lands.

As described within both the official plans, municipalities are directed to ensure that institutional uses are compatible with the surrounding land uses through detailed design work to ensure development works towards creating a complete community. As it relates to the requested reliefs, each relief is intended to achieve the requirements identified by staff of the facilities. The expansion of the current facility is to serve existing staff and population and will not result in an increased demand for parking. Additionally, parking is not anticipated to be a significant requirement of the site for the revised MBF given the short-term nature of the facility.

As such, planning staff are of the opinion that the requested variances **meet** the general intent and purpose of both the NOP and CTOP.

Do the Variances maintain the general intent and purpose of the Zoning By-law?

Parking requirements for Correctional Facilities are not provided within the CZBL, instead parking provisions for land uses of this type are provided generally under "Institutional" uses. As such the required parking and loading provisions under the Comprehensive Zoning Law are not indicative of what is required by the Niagara Detention Centre.

The proposed expansion does not include any additional parking or loading spaces. In correspondence, it was determined that the expansion is to serve current staff and the operational requirements of the detention centre will continue to be fulfilled with the current level of parking. A previous Letter of Support by Stantec Consulting Ltd. was submitted as part of the application D13-20-2025 for the MBF with regards to parking provisions. The revised proposal does not significantly increase from the initial parking required and the proposed plan addresses the additional parking considerations of the expansion.

As such, planning staff are of the opinion that the requested variances **meet** the general intent of the CZBL.

Table 1: Zoning Relief Summary			
Development	Parking calculation (Part 4.1 – Table 4.1)	Parking required (Part 4.2, Part 4.3, Part 4.5)	Proposed parking
Expansion - 338 m ²	1.0 space per 30.0 m ² of gross floor area	12 parking spaces 2 barrier free spaces 1 loading spaces	0 parking spaces 0 barrier free spaces 0 loading spaces
Revised MBF* - 112 m ²	1.0 space per 30.0 m ² of gross floor area	4 parking spaces	0 parking spaces
*Minor variance application D13-20-2025 was approved at the October 20, 2025 Committee of Adjustment meeting. The approval permitted relief from 82 to 24 parking spaces, 4 to 2 barrier-free parking spaces, 2 to 0 loading spaces, and 3 to 0 bicycle parking spaces.			

Is the Variance Appropriate for the Development of the Land?

As identified within the NOP, institutional uses are to be designed through a “context-specific design approach” to determine how best to incorporate these uses as part of a “complete community”.

Design staff for the applicants have provided the recommended parking requirements for the Correction Facility. Given the facility’s use as a Detention Centre, defined as “the point of entry into the institutional system”, the Niagara Detention Centre is intended to house persons on remand, awaiting trial, those sentenced to terms 60 days or less, or offenders awaiting transfers to federal or provincial correctional facilities. Given the nature of this type of use, daily visitors which would require more parking spaces are not anticipated. There are currently 3 barrier-free parking spaces on site. Parking is anticipated to be used almost exclusively by staff.

As such, planning staff are of the opinion that the requested variances **are** appropriate for the development of the land.

Is the Variance minor in nature?

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 proposals seek to expand an important institutional use within the municipality and region. As previously detailed in this report, parking is not a major consideration in the expansion and development of Correctional Facilities. Government partners have worked together to establish a context-specific design which captures all the elements required.

As such, planning staff are of the opinion that the requested variances **are 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. See Appendix 1 for all comments.

Niagara Region

- Regional staff offer no comments on this Minor Variance application. Staff will continue to provide comments through the Site Plan application (City File: D11-10-2025).

Niagara Peninsula Conservation Authority (NPCA)

- Based on the description on the variance and the scope of works being outside of the NPCA Regulated Areas, the NPCA can offer no objection to the Minor Variance Application (D13-26-2025).
- Please however be advised that the subject property does contain an NPCA regulated watercourse, and wetland with an associated 30-meter buffer area nearest the southeast of the property (see map attached). Should any future development activities be proposed within the NPCA regulated limit, the NPCA

would require prior review with the possibility of requirement permits prior to the start of development.

Ministry of Transportation (MTO)

- MTO is supportive of the Minor Variance application (D13-26-2025).
- This address is within MTO’s Permit Control Area. Any changes to the site or construction of new structures will require MTO Commercial Building & Land Use Permits.

Mississaugas of the Credit First Nation (MCFN)

- No questions or comments at this time. This does not indicate a position of support for the project, that the Duty to Consult and Accommodate the MCFN has been met, or that there are no adverse impacts to the MCFN’s Indigenous and Treaty Rights.
- Department of Consultation and Accommodation expect to be notified of any and all future project updates and/or changes.
- See attached letter for full details.

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
Cogeco	City of Thorold Building City of Thorold Engineering City of Thorold Fire City of Thorold Community Services Canada Post CN Rail Gio Rail Niagara Catholic District School Board Bell Canada Enbridge Hydro One Ontario Power Generation TransCanada Pipeline Infrastructure Ontario

Any comments received after the generation of this report shall be attached to an addendum provided to the Committee.

Public Comments

No Public comments were received as of the date of the writing of the report.

CONCLUSION

It is the recommendation of Planning staff that Minor Variance Application D13-26-2025 **BE APPROVED**, for relief from parking, accessible parking and loading space provisions.

Prepared by:
Courtney Kaupp
Development Planner
Development Services

Submitted by:
Nancy Reid
Senior Planner
Development Services

APPENDICES

Appendix 1 – Comments



Appendix 1 - Comments



NIAGARA REGION COMMENTS

From: [Young, Katie](#)
To: [City of Thorold Planning](#)
Cc: [devtplanningapplications](#)
Subject: RE: Notice of Hearing - D13-26-2025 - 1355 Upper's Lane
Date: January 30, 2026 1:11:21 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

Good afternoon,

Regional staff offer no comments on this Minor Variance application. Staff will continue to provide comments through the Site Plan application (City File: D11-10-2025).

Thank you,
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: Tuesday, January 20, 2026 9:37 AM

To: tlennard@npca.ca; 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; matthew.prestinaci@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; Young, Katie <Katie.Young@niagararegion.ca>; Fajta, Jessica <Jessica.Fajta@niagararegion.ca>; Karlewicz, Lori <Lori.Karlewicz@niagararegion.ca>; Wilson, Josh <Josh.Wilson@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; planninganddevelopment@bell.ca; circulations@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; TCEnergy@mhbcplan.com; kwebber@mhbcplan.com; NoticeReview@infrastructureontario.ca

Subject: Notice of Hearing - D13-26-2025 - 1355 Upper's Lane

**Niagara Region Security
Warning:**

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

Good morning,

Please find attached the Notice of Hearing for the Minor Variance application [D13-26-2025 – 1355 Upper's Lane](#) to be heard at the City of Thorold February Committee of Adjustment meeting. Please



NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS

From: [Paige Pearson](#)
To: [City of Thorold Planning](#)
Subject: RE: Notice of Hearing - D13-26-2025 - 1355 Upper's Lane
Date: January 20, 2026 11:39:40 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[1355 Uppers Lane, Thorold - NPCA Map.pdf](#)

Hello,

Thank you for circulating the NPCA on the Minor Variance Application, D13-26-2025, to provide a parking and loading Zoning requirement relief to facilitate the proposed works located at 1355 Uppers Lane.

Based on the description on the variance and the scope of works being outside of the NPCA Regulated Areas, the NPCA can offer no objection to the Minor Variance Application (D13-26-2025).

Please however be advised that the subject property does contain an NPCA regulated watercourse, and wetland with an associated 30-meter buffer area nearest the southeast of the property (see map attached). Should any future development activities be proposed within the NPCA regulated limit, the NPCA would require prior review with the possibility of requirement permits 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
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!**

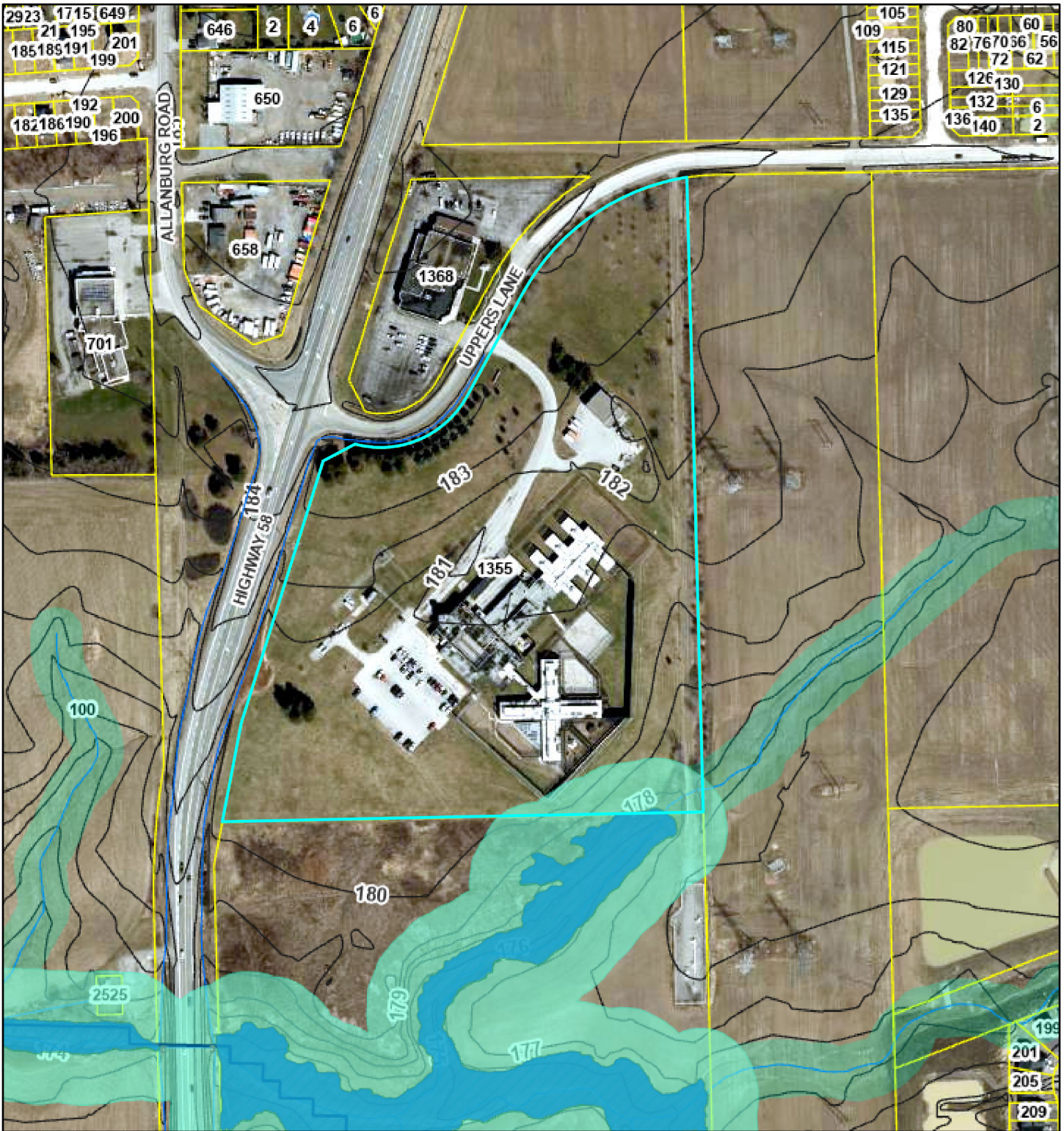
From: City of Thorold Planning <Planning@thorold.ca>

Sent: January 20, 2026 9:37 AM

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; 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 <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; planninganddevelopment@bell.ca; circulations@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; TCEnergy@mhbcplan.com; kwebber@mhbcplan.com; NoticeReview@infrastructureontario.ca

Subject: Notice of Hearing - D13-26-2025 - 1355 Upper's Lane

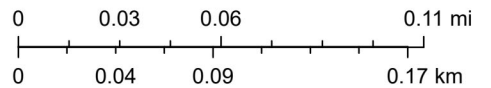
1355 Uppers Lane, Thorold - NPCA Map



11/20/2025, 11:26:15 AM

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- | | |
|---------------------|---|
| SWOOP 2020 NPCA | NPCA APPROXIMATE REGULATION LANDS |
| Red: Band_1 | SHORELINES Enhance Local Feature Type Shoreline |
| Green: Band_2 | Culvert |
| Blue: Band_3 | Wetland Allowance |
| LIO - Wetland DRAFT | Regulation Wetlands |
| Evaluated-Other | Evaluated-Other |
| Roads | Reaches Draining 125ha Requiring FPM |



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



MISSISSAUGAS OF THE CREDIT FIRST NATION COMMENTS



January 20, 2026

Project Name: Thorold Detention Centre
DOCA Project Number: 2020-0605
Proponent: Infrastructure Ontario
Project Location: 1355 Upper's Lane, Thorold

Dear Courtney Kaupp,

This letter is to confirm receipt of the project-related correspondence sent by the City of Thorold, on January 20, 2026, regarding Thorold Detention Centre.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the minor variance for parking relief will take place. Specifically, the project is located on the Between the Lakes Treaty No. 3 of 1792. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has filed the project-related correspondence identified above. **We have no questions or comments for you at this time.** This does not indicate a position of support for the project, that the Duty to Consult and Accommodate the MCFN has been met, or that there are no adverse impacts to the MCFN's Indigenous and Treaty Rights.

DOCA expects to be notified of any and all future project updates and/or changes. Additionally, DOCA must be notified of, invited to participate in, and provided the opportunity to review any environmental and/or archaeological assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Thank you,

Abby (LaForme) Lee
Acting Consultation Specialist
Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



Phone: (905) 768-1133
Fax: (905) 768-1225



Department of Consultation and Accommodation

Phone: 905-768-4260

Email: abby.laforme@mncfn.ca

CC

Megan DeVries, MCFN DOCA- Director, megan.devries@mncfn.ca



Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



Phone: (905) 768-1133
Fax: (905) 768-1225





COGECO COMMENTS

From: [Jeremy Leemet](#)
To: [City of Thorold Planning](#)
Subject: Re: Notice of Hearing - D13-26-2025 - 1355 Upper's Lane
Date: January 20, 2026 1:15:54 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image001.png](#)

Good Afternoon
Cogeco has no comment.
Thanks Jeremy Leemet

On Tue, Jan 20, 2026 at 9:37 AM City of Thorold Planning <Planning@thorold.ca> wrote:

Good morning,

Please find attached the Notice of Hearing for the Minor Variance application [D13-26-2025 – 1355 Upper's Lane](#) to be heard at the City of Thorold February Committee of Adjustment meeting. Please note, a previous Minor Variance application was heard and approved in September 2025 (D13-20-2025) for parking relief, Notice of Decision attached. If you have any questions, please let us know.

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

Thank you,

Courtney Kaupp

Planning Clerk

City of Thorold Logo



City of Thorold Planning

Development Services

City of Thorold

905-227-6613

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

www.thorold.ca

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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



MINISTRY OF TRANSPORTATION ONTARIO COMMENTS

From: [Prestinaci, Matthew \(MTO\)](#)
To: [City of Thorold Planning](#)
Cc: [Ali, Usama \(MTO\)](#)
Subject: RE: Notice of Hearing - D13-26-2025 - 1355 Upper's Lane
Date: January 23, 2026 3:24:31 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Courtney,

MTO is supportive of the MV (D13-26-2025).

This address is within MTO's Permit Control Area. Any changes to the site or construction of new structures will require MTO Commercial Building & Land Use Permits. Further information regarding requirements for our Building and Land Use Permit Applications, and Sign Permit Application requirements is also available from our office by contacting myself, Matthew Prestinaci, the Corridor Management Officer for this area and I can be reached at (416) 300-6508 or by email at matthew.prestinaci@ontario.ca.

This website has resources for the requested reports: [Highway corridor management \(gov.on.ca\)](#)

Usama Ali (usama.ali@ontario.ca) is the MTO Corridor Planner is administering the SPA (D11-10-2025) internal review, which is for a new MDF facility at the 1355 Upper's Lane.

As mentioned, MTO is supportive of MV (D13-26-2025) and awaits the SPA circulation."

Kind Regards,

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

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

Sent: January 20, 2026 9:37 AM

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; Prestinaci, Matthew (MTO) <Matthew.Prestinaci@ontario.ca>; proximity@cn.ca; aaron.white@gorail.com; Young, Katie <katie.young@niagararegion.ca>; Jessica.Fajta@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; planning@ncdsb.com; planninganddevelopment@bell.ca; circulations@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; TCEnergy@mhbcplan.com; kwebber@mhbcplan.com; NoticeReview@infrastructureontario.ca

Subject: Notice of Hearing - D13-26-2025 - 1355 Upper's Lane

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

Good morning,

Please find attached the Notice of Hearing for the Minor Variance application [D13-26-2025 – 1355 Upper's Lane](#) to be heard at the City of Thorold February Committee of Adjustment meeting. Please