COMMITTEE OF ADJUSTMENT

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

August 21, 2025

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Minor Variance Application D13-14-2025
80 Pine Street South - Angela
PLAN CP 11 PT LOT 4 SHRINER FARM PLAN NP897
Roll Number: 2731 0000 0809 700

RECOMMENDATIONS

That the City of Thorold Committee of Adjustment **approve** application D13-14-2025, submitted by Tony and Jeannine Aiello, on behalf of Leo Aita Angela, for lands known municipally as 80 Pine Street South, as it relates to:

- Relief from Part 3.1 - Table 3.1 (Accessory Building or Structure Requirements) to increase the Maximum Height from 4.5 metres to 6.4 metres; and

- Relief from Section 3.21 to increase the percent of maximum gross floor area of the principal dwelling unit for a second dwelling unit from 40% to 69%.

Subject to the following condition:

1. That the requested relief for an increased maximum height and maximum gross floor area shall only apply to permit the construction of an accessory structure of a general size and configuration as shown on Figure 3 of this report.

2. That the Owners provide a Stage 1 archaeological assessment to the satisfaction of the City of Thorold.

PROPOSAL

The applicant is seeking relief from the provisions of Section 3.1 - Table 3.1 (Accessory Building or Structure Requirements) to facilitate the construction of an accessory structure containing both an additional residential unit (second floor) and a garage (main floor). Specifically, the applicants are requesting relief from the maximum height of an accessory structure and to increase the maximum gross floor area for a second dwelling unit.

The subject lands are known municipally as 80 Pine Street South, and the lands are presently zoned Residential Three – R3C zone according to the City of Thorold Comprehensive Zoning By-law 60(2019). Under the City of Thorold Official Plan (2016) and the Region of Niagara Official Plan (2022) the lands are designated as part of the Urban Living and Delineated Built-Up Areas, respectively.

In order 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.*

The following variances from the City's Zoning By-law provisions are being requested:

1. By-law 60(2019), Part 3.1 - Table 3.1 (Accessory Building or Structure Requirements) – to allow a maximum height of an accessory building of 6.4 metres, whereas 4.5 metres is permitted.
2. By-law 60(2019), Part 3.1 - Table 3.1 (Accessory Building or Structure Requirements) – to allow a maximum gross floor area of 69% of the principal dwelling unit, whereas 40% is permitted.

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

Figure 1: Location Map

Site Description

The subject lands are zoned Residential Three – R3C within the Comprehensive Zoning By-law 60(2019), are located on the east side of Pine Street in an urban residential block bounded by Lyndon Street West to the south and Garden Street to the north. The lands comprise approximately 943 m^2 within the Urban Living Area of the City of Thorold Official Plan (2016). Currently an existing duplex is the only structure located on site, which serves as the primary use of the land.

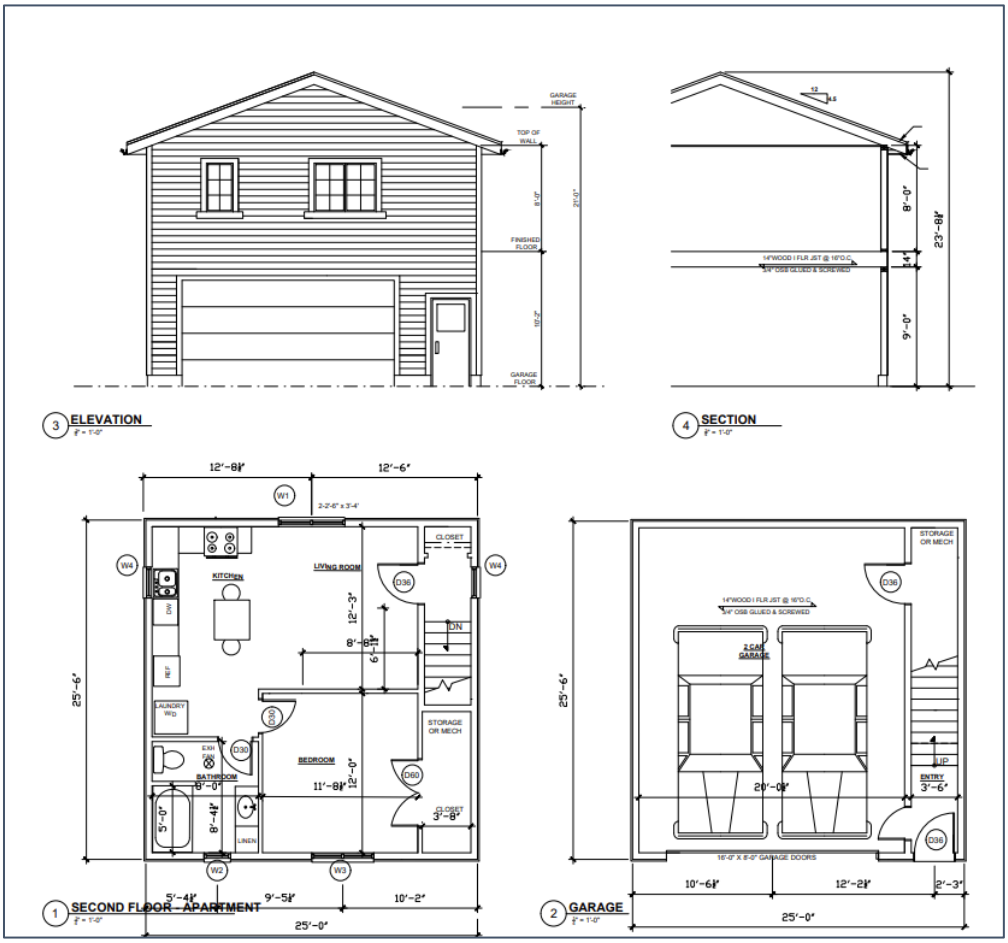

Figure 2: Proposed Plan

Background Review

The Niagara Region Official Plan (2022) designates the subject lands as part of the delineated built-up area. These areas are the “limits of developed urban areas” as defined by the Minister, for municipalities to measure their minimum intensification targets set out by the Province. As per the Niagara Region Official Plan (2022), Thorold is expected to account for roughly 1600 new residential units by 2051, a growth rate of roughly 25%.

The subject lands are designated as part of the Urban Living Area. Within the City of Thorold Official Plan, the Urban Living Area designation is designed to “recognize the

existing residential areas" and to "promote the efficient use of existing and planned community infrastructure". Policies B1.1.3 and B1.1.4 of the Official Plan outline considerations for residential intensification and secondary dwellings within the Urban Living Area, respectively.

The subject lands are zoned as Residential Three – R3C zone under the City of Thorold's Comprehensive Zoning By-law 60(2019). Accessory building or structures are a permitted use within the R3C zone. Accessory building or structures must comply with the provisions outlined in Table 3.1 of the Comprehensive Zoning By-law. In this instance, as there is an additional residential unit proposed the applicants would also be required to provide an additional parking space. Aside from the requested variances, the proposed development is compliant with all other aspects of the Comprehensive Zoning By-law.

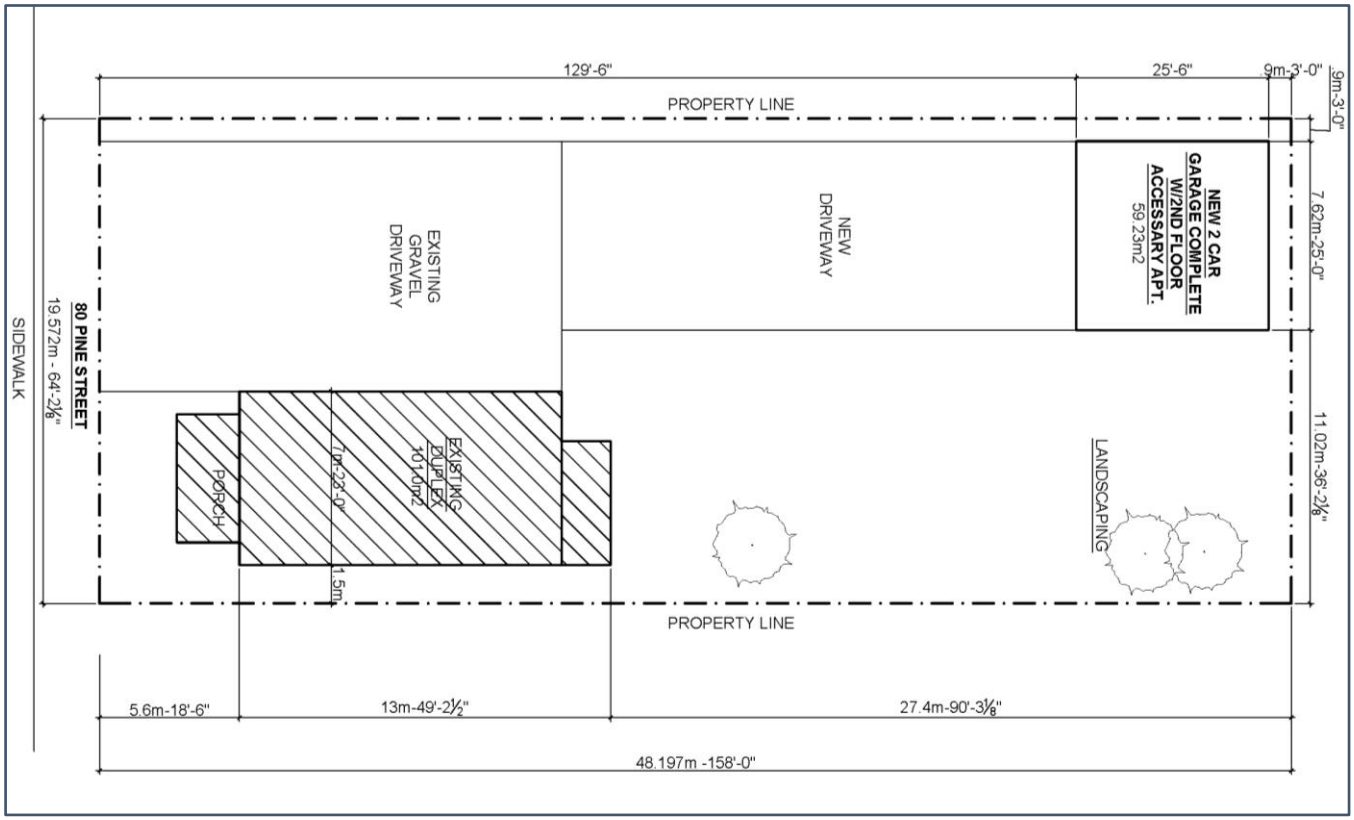

Figure 3: Proposed Site Plan

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 is provided below.

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

As previously identified, the Niagara Regional Official Plan (2022) projects approximately 25% of Thorold's growth from 2022-2051 within the Built-Up Area. This includes identifying opportunities for infill development, the redevelopment of underutilized lands and a "diverse range of housing types" (2.2.1.1) within the Built-Up Area.

As per City of Thorold Official Plan policy B1.1.3, the City is forecasted about 15% of projected housing growth will occur within the established built boundary of Thorold, through various forms of intensification such as the redevelopment of underutilized lands. As per the policy, while residential intensification should be focused in the Downtown, Downtown Transitional or Regeneration Overlay areas, other sites within the Urban Living Area may be considered. Additionally, proposals must be compatible with the existing neighbourhood character, both as it relates to density and traffic impacts, with higher densities concentrated to the Downtown and Downtown Transitional overlays. Finally, additional dwelling units must also demonstrate that they can be suitably serviced by existing municipal servicing.

Under City of Thorold Official Plan policy B1.1.4.1, Secondary dwelling units are considered an "appropriate form" of residential intensification and are permitted as-of-right within the Urban Living Area designation. The Official Plan outlines standards which are addressed in the zoning by-law which requires that the Secondary Dwelling unit:

complies with Ontario Building and Fire Codes, provides adequate parking for both dwelling units, is designed with the interest of the location character of the neighbourhood, and that it can be suitably serviced by the City.

Variance for Relief from Maximum Height – As it relates to the requested relief for an increase in the maximum building height, Planning Staff are of the opinion that the proposal **meets** the general intent of the Niagara Region (2022) and City of Thorold (2019) Official Plans, respectively.

Planning staff have reviewed the proposal and determined that the proposed height does not contravene the purpose of the Official Plan's policies, which intends to preserve the established character of the neighbourhood. The 1.9 m increase in height for an accessory structure, located in the rear yard, will not have an undue impact on the neighbourhood character. Furthermore, the proposal meets all other criteria considered by the Official Plan, including parking and servicing provisions.

Variance for Relief from Maximum Gross Floor Area – As it relates to the requested relief in accessory structure gross floor area, Planning Staff are of the opinion that the proposal **meets** the general intent of the Niagara Region (2022) and City of Thorold (2019) Official Plans, respectively.

As previously identified, the policies within the Official Plans seek to preserve the general character of the established neighbourhood, both with respect to built-form and density. In relation to the variance to grant relief in the gross floor area of the accessory building, the proposal's size will not result in any undue effects on the neighbourhood character. Furthermore, the anticipated impact on drainage affecting the subject and surrounding properties is minimal. Despite the larger Gross Floor Area, the overall footprint of the proposed structure meets the provisions for lot coverage. Given this, it is the opinion of staff that good stormwater management is being implemented and sufficient drainage is maintained while providing sufficient backyard amenity space to residents. With the lower level of the proposed structure providing additional parking to the site, and the upper level of the proposed structure providing a single dwelling unit, it is the understanding of staff that the proposed ADU will not create a significant impact despite the larger size.

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

Within the R3C – Residential zone, additional dwelling units are permitted as an accessory use to duplexes, subject to the regulations within Section 3 of the City of Thorold's Comprehensive Zoning By-law 60(2019).

Within Residential zones, accessory structures are subject to a 6.0 m front yard setback, 0.9 m rear and interior side yard setbacks, a maximum 10% of the total lot coverage, and a maximum height of 4.5 m. Under Part 3.21, additional regulations apply to second dwelling units, including a provision which stipulates a maximum gross floor area of 40% of the principal dwelling unit and that additional parking spaces be provided.

Variance for Relief from Maximum Height – As it relates to the requested relief in accessory structure building height, Planning Staff are of the opinion that the proposal **meets** the general intent of the City of Thorold Comprehensive Zoning By-law 60(2019).

Within the Comprehensive Zoning By-law 60(2019), maximum height regulations are implemented in order to maintain a consistent appearance as well as the scale and density of development, which contribute to the neighbourhood character. The proposed structure's height does not create additional density beyond what is already permitted within the Zoning By-law. Furthermore the structure is located in the rear yard and appropriately setback from neighbouring properties, minimizing the effects the accessory structure would have on the neighbourhood character.

Variance for Relief from Gross Floor Area – As it relates to the requested relief in accessory structure gross floor area, Planning Staff are of the opinion that the proposal **meets** the general intent of the City of Thorold Comprehensive Zoning By-law 60(2019).

As defined in the Comprehensive Zoning By-law 60(2019), Gross Floor Area means "the total area of all floors of a building or structure as measured from the exterior surface of the exterior walls or common walls" which includes uninhabitable garage space. The purpose of restricting the accessory building gross floor area is to limit the scale of the development and to reduce the lot coverage within residential areas.

Specifically regarding this proposal the first storey is a garage, which contributes to the parking requirements of second dwelling unit. The second storey has a significantly larger

gross floor area than permitted in the Zoning By-law. Staff does note that the existing residence is a duplex dwelling without an attached garage. As a result, the gross floor area of the principal residence is significantly lower than a single detached dwelling.

Further, the proposal does not require any further variances from the provisions of the Zoning By-law. As a result, the overall grading and drainage of the property, and the provision of amenity space will be maintained on the subject lands. Finally, it is the understanding of staff that the owners are contemplating demolishing the existing duplex and erecting a new duplex which would be larger than the existing structure. If this was to occur, the site would comply with the proposed variances that are presently be considered.

Are the Variances Appropriate for the Development of the Land?

The proposal seeks relief to allow for the construction of a second 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 Variance. 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 through adoption.

As it relates to **both the requested reliefs** in accessory structure building height and gross floor area, Planning Staff are of the opinion that the proposal **is appropriate** for the development of the land.

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 proposal reduces the overall impact of the proposed accessory structure by locating the structure within the rear yard, and in compliance with the stipulated setbacks of the residential zone. The requested relief for height facilitates the provision of additional parking on-site, and the requested relief for gross floor area facilitates the increase in height. Together these variances do not create any negative impacts on the neighbourhood, and in conjunction help relieve parking concerns within an area targeted for intensification.

As it relates to **both the requested reliefs** in accessory structure building height and gross floor area, Planning Staff are of the opinion that the proposal **is minor** in nature.

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 Peninsula Conservation Authority

Based on the NPCAs current mapping, the subject property, 80 Pine Street S, does not contain NPCA regulated features. As such, the NPCA would have no comments or objections to provide.

Niagara Region

The subject lands are identified as having archaeological potential under the Niagara Official Plan, 2022 (NOP). Typically, NOP policies require an archaeological assessment for developments proposing significant site disturbance within areas of archaeological potential. However, given the nature of the proposed development (a minor variance for height), Regional staff would strongly advise, rather than require, the applicant to conduct an archaeological assessment. If archaeological resources are discovered outside the scope of an assessment, a full archaeological assessment would be required. Therefore, it may be beneficial for the applicant to undertake the assessment proactively to avoid any delays or complications during construction.

At minimum, the applicant should be informed of the following warning clause regarding the potential discovery of archaeological resources on-site: “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, which can be accessed here: https://www.niagararegion.ca/projects/archaeological-management-plan/default.aspx”

Mississaugas of the Credit First Nation

The DOCA consultation team has filed the project-related correspondence identified above. Upon our review, we have determined that the project should be proceeded by, at minimum, a Stage 1 archaeological assessment to determine the location’s archaeological potential. DOCA must be notified of, invited to participate in, and provided the opportunity to review this archaeological assessment, as well as any environmental assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

DOCA expects to be notified of any and all future project updates and/or changes.

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

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.

Canada Post

- No comment.

Ministry of Transportation Ontario

- No comment.

CN Rail

- No comment.

Gio Rail

- No comment.

St. Lawrence Seaway

- 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.

Infrastructure Ontario

- 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.

CONCLUSION

In light of the foregoing, it is the opinion of this Office that the requested relief maintains the general intent of the Official Plan and Zoning By-law and can be given favourable consideration.

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

Submitted by:
Marc Davidson
Manager of Development Planning
Development Services

Where Ships Climb The Mountain...

COGECO COMMENTS

From: Jeremy Leemet
To: City of Thorold Planning
Subject: Re: City of Thorold Committee of Adjustments - August 21, 2025 - 80 Pine Street South
Date: July 21, 2025 2:51:57 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

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> 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 .
>
> Minor Variance D13-14-2025 80 Pine Street South
>
> 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

Where Ships Climb The Mountain...

NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS

From:	Paige Pearson
To:	City of Thorold Planning
Subject:	RE: City of Thorold Committee of Adjustments - August 21, 2025 - 80 Pine Street South
Date:	July 17, 2025 12:37:07 PM
Attachments:	image006.png image007.png image008.png image009.png image010.png image011.png

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Good afternoon,

Based on the NPCAs current mapping, the subject property, 80 Pine Street S, does not contain NPCA regulated features. As such, the NPCA would have no comments or objections to provide.

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: July 16, 2025 4:31 PM
To: Taran Lennard <tlennard@npca.ca>; Paige Pearson <ppearson@npca.ca>; Thomas Proks <tproks@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; 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@infastructureontario.ca
Subject: City of Thorold Committee of Adjustments - August 21, 2025 - 80 Pine Street South

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 .

Minor Variance D13-14-2025 80 Pine Street South

Thank you,

Courtney Kaupp
Planning Clerk

From:	Paige Pearson
To:	City of Thorold Planning
Subject:	RE: City of Thorold Committee of Adjustments - August 21, 2025 - 80 Pine Street South - Revised
Date:	August 8, 2025 1:56:09 PM
Attachments:	image006.png image007.png image008.png image009.png image010.png image011.png

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Good afternoon,

The NPCAs comments remain the same.

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: August 6, 2025 9:54 AM
To: Taran Lennard <tlennard@npca.ca>; Paige Pearson <ppearson@npca.ca>; Thomas Proks <tproks@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; 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 <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 - 80 Pine Street South - Revised

Hello,

Please find attached the revised copy of the Notice of Hearing for the Minor Variance application for D13-14-2025 – 80 Pine Street South to be heard at the City of Thorold August Committee of Adjustment meeting.

Thank you,

Courtney Kaupp
Planning Clerk

City of Thorold Planning
Development Services

Where Ships Climb The Mountain...

NIAGARA REGION COMMENTS

From: Young, Katie
To: City of Thorold Planning
Cc: devtplanningapplications
Subject: RE: City of Thorold Committee of Adjustments - August 21, 2025 - 80 Pine Street South
Date: July 29, 2025 10:56:28 AM
Attachments: image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png
image016.png

Hi Courtney,

I've reviewed the above-noted Minor Variance (MV) application, required to facilitate the construction of a two-storey structure with a two-car garage on the ground floor and accessory apartment on the second floor. The MV is required to increase the maximum height.

The subject lands are identified as having archaeological potential under the *Niagara Official Plan, 2022 (*NOP). Typically, NOP policies require an archaeological assessment for developments proposing significant site disturbance within areas of archaeological potential. However, given the nature of the proposed development (a minor variance for height), Regional staff would strongly advise, rather than require, the applicant to conduct an archaeological assessment. If archaeological resources are discovered outside the scope of an assessment, a full archaeological assessment would be required. Therefore, it may be beneficial for the applicant to undertake the assessment proactively to avoid any delays or complications during construction.

At minimum, the applicant should be informed of the following warning clause regarding the potential discovery of archaeological resources on-site:
"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, which can be accessed here: https://www.niagararegion.ca/projects/archaeological-management-plan/default.aspx"

If you have any questions, please let me know.

Kind regards,
Katie

Katie Young, MsC (PI), MCIP, RPP
Senior Development 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: Wednesday, July 16, 2025 4:31 PM
To: tlennard@npca.ca; ppearson@npca.ca; tproks@npca.ca; Abby.LaForme@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; jenny.rodriguez

Where Ships Climb The Mountain...

ST. LAWRENCE SEAWAY COMMENTS

From:	ALo@seaway.ca on behalf of realestate@seaway.ca
To:	City of Thorold Planning
Cc:	SSirianni@seaway.ca; MFernandes@seaway.ca; realestate@seaway.ca
Subject:	RE: City of Thorold Committee of Adjustments - August 21, 2025 - 80 Pine Street South
Date:	July 17, 2025 11:14:17 AM
Attachments:	graycol.gif 13495781.png 13229208.png 13606352.png 13240330.png 13747575.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 16:33:36---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>, "tproks@npca.ca" <tproks@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>, "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@infastructureontario.ca" <rahim.baird@infastructureontario.ca>
Date : 2025-07-16 16:33
Objet : City of Thorold Committee of Adjustments - August 21, 2025 - 80 Pine Street South

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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 .

Minor Variance D13-14-2025 80 Pine Street South

From: ALo@seaway.ca on behalf of realestate@seaway.ca
To: City of Thorold Planning
Cc: SSirianni@seaway.ca; MFernandes@seaway.ca; realestate@seaway.ca
Subject: RE: City of Thorold Committee of Adjustments - August 21, 2025 - 80 Pine Street South - Revised
Date: August 7, 2025 2:34:31 PM
Attachments: graycol.gif
35781297.png
35091928.png
35571164.png
35524990.png
35940966.png
Notice of Hearing - D13-14-2025 - 80 Pine St S - REVISED.pdf

Good afternoon,

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" ---2025-08-06 09:56:39---Hello, Please find attached the revised copy of the Notice of Hearing for the Minor Variance applica

De : "City of Thorold Planning" <Planning@thorold.ca>
A : "tlennard@npca.ca" <tlennard@npca.ca>, "ppearson@npca.ca" <ppearson@npca.ca>, "tproks@npca.ca" <tproks@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>, "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" <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@infastructureontario.ca" <rahim.baird@infastructureontario.ca>
Date : 2025-08-06 09:56
Objet : City of Thorold Committee of Adjustments - August 21, 2025 - 80 Pine Street South - Revised

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Hello,

Please find attached the revised copy of the Notice of Hearing for the Minor Variance application for D13-14-2025 – 80 Pine Street South to be heard at the City of Thorold August Committee of Adjustment meeting.

Thank you,

Where Ships Climb The Mountain...

MISSISSAUGAS OF THE CREDIT FIRST NATION COMMENTS

August 6, 2025

Project Name: 80 Pine Street South, Thorold
DOCA Project Number: 2025-0854
Proponent: Unknown
Project Location: 80 Pine Street South, Thorold

Dear Courtney Kaupp,

This letter is to confirm receipt of the project-related correspondence sent by the City of Thorold on August 6, 2025, regarding 80 Pine Street South, Thorold.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, 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. Upon our review, we have determined that **the project should be proceeded by, at minimum, a Stage 1 archaeological assessment** to determine the location's archaeological potential. DOCA must be notified of, invited to participate in, and provided the opportunity to review this archaeological assessment, as well as any environmental assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

DOCA expects to be notified of any and all future project updates and/or changes.

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

Thank you,

Abby (LaForme) Lee
Consultation Coordinator
Department of Consultation and Accommodation
Phone: 905-768-4260
Email: abby.laforme@mncfn.ca

CC: Megan DeVries, Manager of Consultations, megan.devries@mncfn.ca