

Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
(905) 980-6000 Toll-free: 1-800-263-7215

Via Email

March 29, 2023

Region File: D.11.09.SD-23-0011

Morgan Casciani
Chief Planner
City of Thorold
3540 Schmon Parkway
Thorold, ON L2V 4A7

Dear Ms. Casciani:

**Re: Regional and Provincial Comments
Draft Plan of Subdivision – Clearance of Conditions
City File: D12-02-2020
Applicant: Upper Canada Consultants (Craig Rohe)
Allanburg Estates
City of Thorold**

Regional Planning staff has received the Agent's request on behalf of the owner to clear Regional Conditions for the above mentioned Draft Plan of that was originally draft approved on April 20, 2021. Regional staff has received the required clearance of conditions review fee along with the Draft Subdivision Agreement for review.

The Plan of Subdivision consists of 22 single detached residential lots. The Conditions of Approval for which the Region is the clearance agency are identified as Conditions 69-80. This letter summarizes the status of these conditions for the purposes of proceeding with registration of the subdivision.

Condition 69

Condition 69 requires that the Owner agrees to include the following warning clauses in all Agreements of Purchase and Sale or Lease or Occupancy for all Units, and that they also be included in the Subdivision Agreement between the Owner and the City of Thorold:

"The lands in the plan of subdivision may be exposed to noise, reduced air quality, odour, dust or vibrations from nearby and future industrial operations and associated operations (i.e. traffic) that may interfere with some activities of the Owners/tenants who occupy these lands."

“These lands in the plan of subdivision are in proximity to lands currently in agricultural production. The lands may be subject to noise, odour, and/or dust from nearby agricultural operations, which may interfere with some activities of the dwelling occupants.”

Condition 69 is hereby **cleared**. The requested warning clauses have been included in Section 28 *Region of Niagara Requirements* of the submitted Draft Subdivision Agreement.

Condition 70

That the Subdivision Agreement contain provisions whereby the Owner agrees to implement the recommendations of the approved Environmental Noise Feasibility Study by Valcoustics Canada Ltd. (dated October 9, 2020).

The recommendations of the approved Environmental Noise Feasibility Study have been included in Section 28 *Region of Niagara Requirements* of the submitted Draft Subdivision Agreement. Condition 70 is hereby **cleared**.

Condition 71

That the Subdivision Agreement contain provisions whereby the Owner agrees to implement the recommendations of the approved Railway Vibration Study by Valcoustics Canada Ltd. (dated October 9, 2020).

The recommendations of the approved Railway Vibration Study have been included in Section 28 *Region of Niagara Requirements* of the submitted Draft Subdivision Agreement. Condition 71 is hereby **cleared**.

Condition 72

That the following clauses shall be included in the Subdivision Agreement between the Owner and the City of Thorold:

“Should deeply buried archaeological remains/resources be found during construction activities, all activities impacting archaeological resources must cease immediately, and the proponent must notify the Archaeology Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-212-8886) and contact a licensed archaeologist to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.”

“In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.”

Condition 72 is hereby **cleared**. The required warning clauses have been included in Section 28 *Region of Niagara Requirements* of the submitted Draft Subdivision Agreement. Regional staff note the Ministry of Heritage, Sport, Tourism and Culture Industries has since changed to the Ministry of Citizenship and Multiculturalism.

Condition 73

That the Subdivision Agreement contain wording wherein the Owner agrees to implement the mitigation measures and recommendations found in Section 5.0 of the Environmental Impact Study, prepared by Beacon Environmental Ltd., (dated December 9, 2020), including but not limited to:

- a) That vegetation removals be undertaken between October 1st and March 14th, outside of both the breeding bird nesting period and active bat season.
- b) A survey for active bird nests should be conducted prior to any vegetation removal or site alteration planned to occur during this window.
- c) That any security lighting to be installed on buildings should be downward facing and directed away from natural areas to minimize ambient light exposure to the adjacent natural areas.
- d) That permanent rear-lot fencing be provided adjacent to the natural heritage features, along the rear of lots 1 through 12, to the satisfaction of the Niagara Region. A no-gate bylaw is recommended to reduce human encroachment and limit the movement of pets into the adjacent natural areas.
- e) That an Erosion and Sediment Control (ESC) Plan be prepared for review and approval by the Niagara Region. All ESC measures shall be maintained in good condition for the duration of construction until all disturbed surfaces have been stabilized. Muddy water shall not be allowed to leave the site.
- f) That the Applicant/Owner submit a Tree Saving Plan to the Niagara Region for review and approval as required under Regional Official Plan Policy 7.B.1.19. The Tree Saving Plan shall generally be prepared in accordance with Section 1.36 of the Region of Niagara Tree and Forest Conservation By-law (By-law 30-2008).

Environmental Planning staff has reviewed the Draft Subdivision agreement.

Staff note that the General Servicing Plan prepared by Upper Canada Consultants (dated June 2, 2022) sufficiently identifies that a permanent chain-link fence will be located along the rear of lots 1 through 12.

Staff note that the Grading Plan prepared by Upper Canada Consultants (dated July 6, 2022) sufficiently identifies the location of sediment and erosion control fencing.

Staff has reviewed the Arborist Report and Tree Preservation/Savings Plan, prepared by Beacon Environmental, dated June 2, 2022, and confirm that the Plan sufficiently addresses Regional requirements.

The Subdivision Agreement wording for Condition 73 Section e) and f) should be updated to reflect the following:

Condition 73 section e) be changed to reflect “That the Application/Owner follow any recommendations made in the Grading Plan prepared by Upper Canada Consultants (dated July 6, 2022).”

Condition 73 section f) be amended to reflect “That the Application/Owner follow any recommendations made in the Arborist Report and Tree Preservation/Savings Plan, prepared by Beacon Environmental, (dated June 2, 2022).”

On the understanding the wording is amendment the condition is considered **cleared**.

Condition 74

That the Owner provides a written acknowledgement to the Niagara Region stating that draft approval of this subdivision does not include a commitment of servicing allocation by the Niagara Region as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the Owner.

Written acknowledgement was provided by the Owner on May 18, 2022; therefore, this condition is **cleared**.

Condition 75

That the Owner provides a written undertaking to the Niagara Region stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this subdivision, shall contain a clause indicating that servicing allocation for the subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the Subdivision Agreement between the Owner and the City.

Written acknowledgement was provided by the Owner on May 18, 2022; therefore, this condition is **cleared**.

Condition 76

That prior to final approval for registration of this plan of subdivision, the Owner shall submit the design drawings [with calculations] for the sanitary and storm drainage systems required to service this development and obtain the Ministry of the Environment, Conservation and Parks Environmental Compliance Approval under the Transfer of Review Program.

Environmental Compliance Approval (Ref No. 8858-CDFNLX) for this development was provided on April 28, 2022, therefore this condition is **cleared**.

Condition 77

That prior to approval of the final plan or any on-site grading, the Owner shall submit a detailed stormwater management plan for the subdivision and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment, Conservation and Parks documents entitled Stormwater Management Planning and Design Manual March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to Niagara Region for review and approval:

- a) Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
- b) Detailed erosion and sedimentation control plans; and
- c) That prior to final approval for registration of this plan of subdivision, the Owner shall submit the design drawings [with calculations] for the stormwater management facility required to service this development and obtain the necessary Ministry of the Environment Compliance Approval.

This condition is **cleared** with the submitted Functional Servicing Report (dated February 2022), engineering plans and Environmental Compliance Approval (Ref No. 8858-CDFNLX).

Condition 78

That the Subdivision Agreement between the Owner and the City contain provisions whereby the Owner agrees to implement the approved plan(s) required in accordance with the condition above.

Condition 78 is hereby **cleared**. A provision is included in Section 16 - *Storm Sewer and Storm Water Management System* of the submitted Draft Subdivision Agreement.

Condition 79

That the Owner ensure that all streets and development blocks can provide an access in accordance with the Niagara Region's Corporate Waste Collection Policy, and by-laws relating to the curbside collection of waste.

Condition 79 is hereby **cleared**. A special provision to address this condition is included in Schedule "G" of the submitted Draft Subdivision Agreement.

Condition 80

That in order to accommodate Regional Waste Collection service, a temporary easement will be required on the abutting lands for the construction of the proposed road for waste collection.

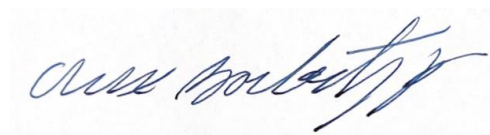
Condition 80 is hereby **cleared**. The required turnaround easement is shown on the development plans and is also listed in Schedule "C" of the submitted Draft Subdivision Agreement.

Conclusion

In conclusion, Regional Planning Conditions of Draft Approval have been addressed to the satisfaction of Regional Planning and Development Services staff and are cleared. Accordingly, Regional staff is not opposed to the City granting final approval for registration.

Should you have any questions related to the above comments, please contact the undersigned at Alex.Boekestyn@niagararegion.ca, or Pat Busnello, Manager of Development Planning at Pat.Busnello@niagararegion.ca.

Best regards,



Alex Boekestyn
Development Planner, Niagara Region

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning, Niagara Region
Chris Pirkas, Development Approvals Technician, Niagara Region
Adam Boudens, MSc, Senior Environmental Planner, Niagara Region

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER 8858-CDFNLX

Issue Date: April 28, 2022

Allanburg Estates Ltd.
3705 Ninth Street, Rural Route 3
St. Catharines, Ontario
L2R 6P9

Site Location: Allanburg Estates

Anchor Road, Centre Street, and Barron Road
City of Thorold, Regional Municipality of Niagara

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

the establishment of wastewater infrastructure Works located in the City of Thorold, Regional Municipality of Niagara, consisting of the following:

- **sanitary sewers** on Anchor Road (from approximately 231 metres south of the intersection of Anchor Road and Barron Road to the intersection Anchor Road and Barron Road) discharging to existing sewers, located on Barron Road;
- **storm sewers** on Centre Street (from the intersection of Centre Street and Barron Road to approximately 95 metres northeast of the intersection of Centre Street and Barron Road) discharging to an existing outlet, located on Centre Street;
- **storm sewers** on Barron Road (from the intersection of Barron Road and Anchor Road to the intersection of Barron Road and Centre Street) discharging to proposed storm sewers, located on Centre Street;
- **storm sewers** on Anchor Road (from the approximately 231 metres south of the intersection of Anchor Road and Barron Road to the intersection Anchor Road and Barron road) discharging to proposed sewers, located on Barron Road; and

the establishment of stormwater management Works Allanburg Estates, located in the City of Thorold, Regional Municipality of Niagara, consisting of the following:

- **oil and grit separator (catchment area 2.14 hectares):** one (1) oil and grit separator, Hydroworks HG5 or Equivalent Equipment, located at the intersection of Barron Road and Centre Street, providing Enhanced Level of protection, having a sediment storage capacity of 1500 litres, an oil storage capacity of 492 litres, a total storage volume of approximately 3060 litres, and a maximum treatment rate of 207 litres per second, receiving inflow from the storm sewer located Anchor

Road and Barron Road, discharging to an existing outlet on Centre Street;

For the purpose of this environmental compliance approval, the following definitions apply:

1. "Approval" means this entire document and any schedules attached to it, and the application;
2. "Director" means a person appointed by the Minister pursuant to section 5 of the EPA for the purposes of Part II.1 of the EPA;
3. "District Manager" means the District Manager of the appropriate local District Office of the Ministry, where the Works are geographically located;
4. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19, as amended;
5. "Equivalent Equipment" means a substituted equipment or like-for-like equipment that meets the required quality and performance standards of the approved named equipment.
6. "Ministry" means the ministry of the government of Ontario responsible for the EPA and OWRA and includes all officials, employees or other persons acting on its behalf;
7. "Owner" means Allanburg Estates Ltd., and includes its successors and assignees;
8. "OWRA" means the *Ontario Water Resources Act*, R.S.O. 1990, c. O.40, as amended;
9. "Works" means the sewage Works described in the Owner's application, and this Approval.

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

TERMS AND CONDITIONS

1. GENERAL CONDITIONS

1. The Owner shall ensure that any person authorized to carry out work on or operate any aspect of the Works is notified of this Approval and

the conditions herein and shall take all reasonable measures to ensure any such person complies with the same.

2. Except as otherwise provided by these Conditions, the Owner shall design, build, install, operate and maintain the Works in accordance with the description given in this Approval, and the application for approval of the Works.
3. Where there is a conflict between a provision of any document in the schedule referred to in this Approval and the conditions of this Approval, the conditions in this Approval shall take precedence, and where there is a conflict between the documents in the schedule, the document bearing the most recent date shall prevail.
4. Where there is a conflict between the documents listed in Schedule "A" and the application, the application shall take precedence unless it is clear that the purpose of the document was to amend the application.
5. The conditions of this Approval are severable. If any condition of this Approval, or the application of any requirement of this Approval to any circumstance, is held invalid or unenforceable, the application of such condition to other circumstances and the remainder of this Approval shall not be affected thereby.

2. EXPIRY OF APPROVAL

1. This Approval will cease to apply to those parts of the Works which have not been constructed within five (5) years of the date of this Approval.
2. In the event that completion and commissioning of any portion of the Works is anticipated to be delayed beyond the specified expiry period, the Owner shall submit an application of extension to the expiry period, at least twelve (12) months prior to the end of the period. The application for extension shall include the reason(s) for the delay, whether there is any design change(s) and a review of whether the standards applicable at the time of Approval of the Works are still applicable at the time of request for extension, to ensure the ongoing protection of the environment.

3. CHANGE OF OWNER

1. The Owner shall notify the District Manager and the Director, in writing, of any of the following changes within thirty (30) days of the change occurring:
 - a. change of Owner;
 - b. change of address of the Owner;
 - c. change of partners where the Owner is or at any time becomes a partnership, and a copy of the most recent declaration filed under the *Business Names Act*, R.S.O. 1990, c.B17 shall be included in the notification to the District Manager; or
 - d. change of name of the corporation where the Owner is or at any time becomes a corporation, and a copy of the most current information filed under the *Corporations Information Act*, R.S.O. 1990, c. C39 shall be included in the notification to the District Manager.
2. In the event of any change in ownership of the Works, other than a change to a successor municipality, the Owner shall notify in writing the succeeding owner of the existence of this Approval, and a copy of such notice shall be forwarded to the District Manager and the Director.
3. The Owner shall ensure that all communications made pursuant to this condition refer to the number at the top of this Approval.

4. OPERATION AND MAINTENANCE

1. If applicable, any proposed storm sewers or other stormwater conveyance in this Approval can be constructed but not operated until the proposed stormwater management facilities in this Approval or any other Approval that are designed to service the storm sewers or other stormwater conveyance are in operation.
2. The Owner shall make all necessary investigations, take all necessary steps and obtain all necessary approvals so as to ensure that the physical structure, siting and operations of the Works do not constitute a safety or health hazard to the general public.

3. The Owner shall undertake an inspection of the condition of the Works, at least once a year, and undertake any necessary cleaning and maintenance to ensure that sediment, debris and excessive decaying vegetation are removed from the Works to prevent the excessive build-up of sediment, oil/grit, debris and/or decaying vegetation, to avoid reduction of the capacity and/or permeability of the Works, as applicable. The Owner shall also regularly inspect and clean out the inlet to and outlet from the Works to ensure that these are not obstructed.
4. The Owner shall construct, operate and maintain the Works with the objective that the effluent from the Works is essentially free of floating and settleable solids and does not contain oil or any other substance in amounts sufficient to create a visible film, sheen, foam or discoloration on the receiving waters.
5. The Owner shall maintain a logbook to record the results of these inspections and any cleaning and maintenance operations undertaken, and shall keep the logbook at the Owner's administrative office for inspection by the Ministry. The logbook shall include the following:
 - a. the name of the Works; and
 - b. the date and results of each inspection, maintenance and cleaning, including an estimate of the quantity of any materials removed and method of clean-out of the Works.
6. The Owner shall prepare an operations manual prior to the commencement of operation of the Works that includes, but is not necessarily limited to, the following information:
 - a. operating and maintenance procedures for routine operation of the Works;
 - b. inspection programs, including frequency of inspection, for the Works and the methods or tests employed to detect when maintenance is necessary;
 - c. repair and maintenance programs, including the frequency of repair and maintenance for the Works;
 - d. contingency plans and procedures for dealing with potential spills and any other abnormal situations and for notifying the District Manager; and
 - e. procedures for receiving, responding and recording public

complaints, including recording any follow-up actions taken.

7. The Owner shall maintain the operations manual current and retain a copy at the Owner's administrative office for the operational life of the Works. Upon request, the Owner shall make the manual available to Ministry staff.

5. TEMPORARY EROSION AND SEDIMENT CONTROL

1. The Owner shall install and maintain temporary sediment and erosion control measures during construction and conduct inspections once every two (2) weeks and after each significant storm event (a significant storm event is defined as a minimum of 25 mm of rain in any 24 hours period). The inspections and maintenance of the temporary sediment and erosion control measures shall continue until they are no longer required and at which time they shall be removed and all disturbed areas reinstated properly.
2. The Owner shall maintain records of inspections and maintenance which shall be made available for inspection by the Ministry, upon request. The record shall include the name of the inspector, date of inspection, and the remedial measures, if any, undertaken to maintain the temporary sediment and erosion control measures.

6. REPORTING

1. One (1) week prior to the start-up of the operation of the Works, the Owner shall notify the District Manager (in writing) of the pending start-up date.
2. The Owner shall, upon request, make all reports, manuals, plans, records, data, procedures and supporting documentation available to Ministry staff.
3. The Owner shall prepare a performance report within ninety (90) days following the end of the period being reported upon, and submit the report(s) to the District Manager when requested. The first such report shall cover the first annual period following the commencement of operation of the Works and subsequent reports shall be prepared to cover successive annual periods following thereafter. The reports shall

contain, but shall not be limited to, the following information:

- a. a description of any operating problems encountered and corrective actions taken;
- b. a summary of all maintenance carried out on any major structure, equipment, apparatus, mechanism or thing forming part of the Works, including an estimate of the quantity of any materials removed from the Works;
- c. a summary of any complaints received during the reporting period and any steps taken to address the complaints;
- d. a summary of all spill or abnormal discharge events; and
- e. any other information the District Manager requires from time to time.

7. RECORD KEEPING

1. The Owner shall retain for a minimum of five (5) years from the date of their creation, all records and information related to or resulting from the operation, maintenance and monitoring activities required by this Approval.

Schedule "A"

1. Application for Environmental Compliance Approval, dated March 17, 2022, received on March 17, 2022, submitted by Allanburg Estates Ltd.;
2. Transfer of Review Letter of Recommendation, dated March 17, 2022 and signed by Susan Dunsmore, P.Eng., Manager, Development Engineering, Niagara Region, including the following supporting documents:
 - a. Final Plans and Specifications prepared by Upper Canada Planning & Engineering Ltd.
 - b. Pipe Data Form - Watermain, Storm Sewer, Sanitary Sewer, and Forcemain Design Supplement to Application for Approval for Water and Sewage Works.
 - c. Hydraulic Design Sheets prepared by Upper Canada Planning &

Engineering Ltd.

- d. Functional Servicing Report prepared by Upper Canada Planning & Engineering Ltd.
- e. Design brief, calculations and specifications prepared by Upper Canada Planning & Engineering Ltd.

- 3. Email received on April 11, 2022 from Kurt Tiessen, Upper Canada Planning & Engineering Ltd.
- 4. Email received on April 11, 2022 from Susan Dunsmore, Manager, Development Engineering, Niagara Region.

The reasons for the imposition of these terms and conditions are as follows:

- 1. Condition 1 is imposed to ensure that the Works are constructed and operated in the manner in which they were described and upon which approval was granted. This condition is also included to emphasize the precedence of conditions in the Approval and the practice that the Approval is based on the most current document, if several conflicting documents are submitted for review.
- 2. Condition 2 is included to ensure that, when the Works are constructed, the Works will meet the standards that apply at the time of construction to ensure the ongoing protection of the environment.
- 3. Condition 3 is included to ensure that the Ministry records are kept accurate and current with respect to the approved Works and to ensure that subsequent owners of the Works are made aware of the Approval and continue to operate the Works in compliance with it.
- 4. Condition 4 is included as regular inspection and necessary removal of sediment and excessive decaying vegetation from the Works are required to mitigate the impact of sediment, debris and/or decaying vegetation on the treatment capacity of the Works. The Condition also ensures that adequate storage is maintained in the Works at all times as required by the design. Furthermore, this Condition is included to ensure that the Works are operated and maintained to function as designed.
- 5. Condition 5 is included as installation, regular inspection and maintenance of the temporary sediment and erosion control measures is required to mitigate the impact on the downstream receiving watercourse during construction until they are no longer required.
- 6. Condition 6 is included to provide a performance record for future references, to

ensure that the Ministry is made aware of problems as they arise, and to provide a compliance record for all the terms and conditions outlined in this Approval, so that the Ministry can work with the Owner in resolving any problems in a timely manner.

7. Condition 7 is included to require that all records are retained for a sufficient time period to adequately evaluate the long-term operation and maintenance of the Works.

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me and the Ontario Land Tribunal within 15 days after receipt of this notice, require a hearing by the Tribunal. Section 142 of the *Environmental Protection Act* provides that the notice requiring the hearing ("the Notice") shall state:

- a. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
- b. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

1. The name of the appellant;
2. The address of the appellant;
3. The environmental compliance approval number;
4. The date of the environmental compliance approval;
5. The name of the Director, and;
6. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

Registrar*
Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5
OLT.Registrar@ontario.ca

and

The Director appointed for the purposes
of Part II.1 of the *Environmental
Protection Act*
Ministry of the Environment, Conservation
and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario
M4V 1P5

*** Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or www.olt.gov.on.ca**

The above noted activity is approved under s.20.3 of Part II.1 of the *Environmental*

Protection Act.

DATED AT TORONTO this 28th day of April,
2022

A handwritten signature in black ink, reading "A. Ahmed", with a horizontal line drawn underneath the name.

Aziz Ahmed, P.Eng.

Director

appointed for the purposes of Part
II.1 of the *Environmental Protection
Act*

NM/

c: District Manager, MECP Niagara

Susan Dunsmore, P.Eng., Manager, Development Engineering, Regional Municipality of Niagara
(SR_22-0010)

City Clerk, City of Thorold

Sean Dunsmore, Manager of Engineering, City of Thorold

Adam Keane, Upper Canada Planning & Engineering Ltd.

Craig Rohe

From: Proximity <proximity@cn.ca>
Sent: October 28, 2022 2:34 PM
To: 'paul.klassen@thorold.ca'
Cc: Craig Rohe; Jason.Simpson@thorold.ca; Calzavara, Jules; katy.vergismayo@dentons.com
Subject: 2022-10-28_CN_RES_Clearance of CN Conditions D12-02-2020 and D14-10-2020
Barron Road and Centre Street, in the City Thorold

Hello Paul,

With regards to the proposed development by Allanburg Estates Inc. located at Barron Road and Centre Street, the proponent's solicitor has agreed by way of undertaking to register the CN Agreement and Easement on title to the lands following the registration of the Plan of Subdivision. As such, CN clears the conditions 55 to 62 referenced in the City of Thorold Revised Council Agenda (dated April 20, 2021) on page 33 of the pdf.

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

Best regards

Ashkan Matlabi, Urb. OUQ. MBA

Urbaniste sénior / Senior Planner (CN Proximity)
Planning, Landscape Architecture and Urban Design
Urbanisme, architecture de paysage et design urbain



E : proximity@cn.ca
T : 1-438-459-9190
1600, René-Lévesque Ouest, 11e étage
Montréal (Québec)
H3H 1P9 CANADA
wsp.com

Craig Rohe

From: circulations@wsp.com
Sent: June 14, 2022 5:22 PM
To: Julie.Hannah@thorold.com
Cc: planninganddevelopment
Subject: [EXT]Bell Canada Request for Clearance; Allanburg Estates; Your File No. D12-02-2020

2022-06-14

Julie Hannah

Thorold

, ,

Attention: Julie Hannah

Re: Bell Canada Request for Clearance; Allanburg Estates; Your File No. D12-02-2020; Your File No. D12-02-2020

Our File No. 89429

Dear Sir/Madam,

Please be advised that the Owner has satisfied Bell Canada's condition(s) relating to the provision of communication/telecommunication infrastructure for the above noted file.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

External Email: Please use caution when opening links and attachments / **Courriel externe:** Soyez prudent avec les liens et documents joints



Delivery Planning
Canada Post Corporation
955 Highbury Avenue North
London, ON N5Y 1A3

April 19, 2022,

Paul Klassen, BES
Senior Planner
City of Thorold

Reference: Allanburg Estates Draft Plan of Subdivision

Please be advised that as specified by The Corporation of The City of Thorold Conditions of Approval for Draft Plan, this letter is to inform you that the condition #54, included for Canada Post purposes, has been cleared.

Should you have any questions or concerns regarding this issue, I can be reached at 226-268-5914.

Regards,

A. Carrigan

Andrew Carrigan
Delivery Services Officer



June 20, 2022

Craig A. Rohe, M.Pl., MCIP, RPP
Senior Planner
Upper Canada Planning & Engineering Ltd.
30 Hannover, Unit #3
St. Catharines, ON L2W 1A3

RE: Clearance of Conditions - Allanburg Estates - D12-02-2020
Clearance of Condition #63

Dear Mr Rohe:

The above noted draft plan of subdivision was reviewed by the planning staff of the District School Board of Niagara. As a result of that review, staff requested that as a condition of approval, sidewalks be constructed within the subdivision to facilitate student travel to the school/bus stop locations. The City subsequently provided draft approval with condition number 63 for sidewalk construction.

The DSBN has reviewed the General Servicing Plan, drawing number DWG 0589- GSP by Upper Canada Consultants, dated June 2, 2022. The plan shows a 1.5 metre sidewalk along the south side of the roadway, with a wrapping connection to Baron Road/Centre Street. We are satisfied that the Board's requested condition number 63 has been met and can be cleared.

Should you have any questions, please feel free to contact me.

Yours truly,

Sue Mabee, MCIP, RPP
Supervisor of Planning Services

Cc: Paul Klassen, BES, MCIP, RPP, City of Thorold

Hydro One Networks Inc.
Facilities & Real Estate
P.O. Box 4300
Markham, Ontario L3R 5Z5
www.HydroOne.com

Courier:
185 Clegg Road
Markham, Ontario L6G 1B7



VIA E-MAIL ONLY TO Julie.Hannah@thorold.ca

April 19, 2022

City of Thorold
Planning and Development Services Department

Attention: Julie Hannah

Dear Julie Hannah:

Re: Clearance Letter, Allanburg Estate Ltd
Roll no. 273100002621740
City of Thorold
File: D12-02-2020

Hydro One Networks Inc. ("HONI") has reviewed the following plans:

- Conditions of Site Plan Approval

Based on a review of the above noted plans, please consider this letter as HONI's clearance for Site Plan approval as it applies to this file D12-02-2020.

Our preliminary review only considers issues affecting HONI's transmission facilities and transmission corridor lands. For any proposals affecting distribution facilities (low voltage), the developer should consult the local distribution supplier.

If you have any questions, please contact me at dennis.derango@hydroone.com or at 905-946-6237.

Yours truly,

A handwritten signature in black ink that reads "Dennis De Rango".

Dennis De Rango
Specialized Services Team Lead, Real Estate
Hydro One Networks Inc.