

**PUBLIC MEETING**  
**Tuesday, June 20, 2023**

**PROPOSED OFFICIAL PLAN AMENDMENT /  
ZONING BY-LAW AMENDMENT /  
DRAFT PLAN OF CONDOMINIUM**

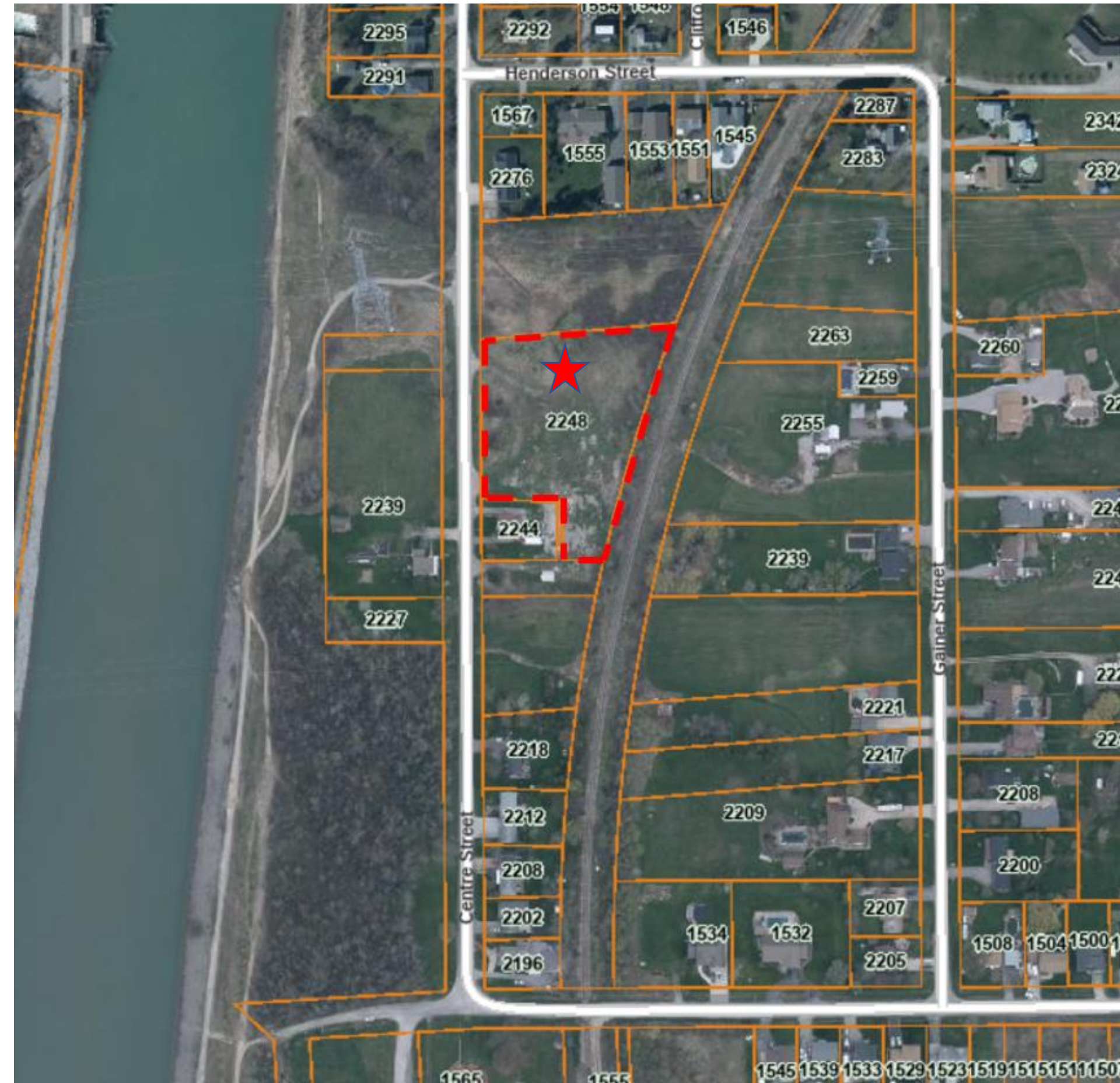
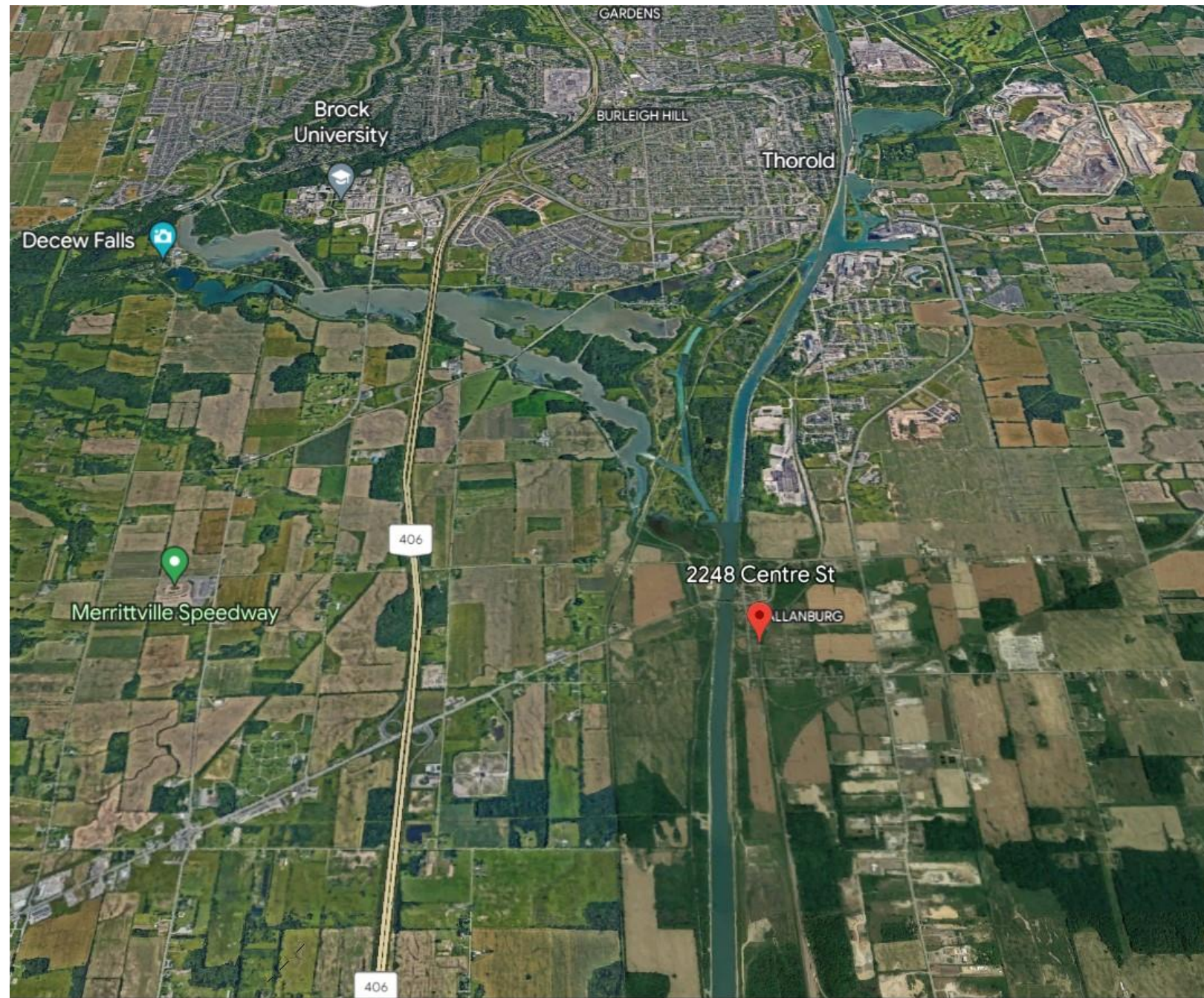
**2248 Centre St., Allanburg (City of Thorold)**





# PROPERTY LOCATION

- Located in the Village of Allanburg, east side of Centre St. between Hwy. 20 and Barron Rd.
- 0.77 hectares (1.9 acres) in size
- 80m of lot frontage





# SITE CHARACTERISTICS

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- Former site of 'Dougherty's Meat Packing Plant' (which operated between 1977-2010)
- Demolished and debris removed in 2019
- Record of Site Condition (RSC) process well underway with Ministry of Environment, Conservation and Parks (MECP).
- RSC required to permit residential development on former industrial lands.
- NPCA regulated watercourse along northern boundary of property – no other significant environmental features

2018 Aerial Photo



*Pre-Demolition*

2020 Aerial Photo






*Post-Demolition*



# CIRCULATION AND PUBLIC NOTICE OF APPLICATIONS

- Notice of Public Meeting (dated May 31, 2023) was mailed to landowners within 120m of the subject property in accordance with Planning Act requirements
- Notice was also posted on the City website
- Contents of notice clearly identify the proposed scope of the applications which include:
  - 1) an Official Plan Amendment (special policy area) to permit a requested density increase;
  - 2) Change the zoning to facilitate the development of fifteen (15) residential townhouses.
- Both oral and written comments were invited by the Public Notice



<b>WHAT:</b>	<b>Notice of Public Meeting</b> for a proposed <b>Official Plan Amendment and Zoning By-law Amendment</b> in accordance with Section 17 and 34 of the Planning Act, R.S.O. 1990, as amended
<b>WHEN:</b>	Tuesday, June 20, 2023 at 5:30 pm
<b>WHERE:</b>	The Public Meeting will be held in a Hybrid format giving the public the option of either attending virtually or in the Council Chambers.  The virtual format offers electronic participation and the public can contact the city to obtain a participation link.  The City of Thorold's Council Chambers is located at 3540 Schmon Parkway.  The Public Meeting will be livestreamed on the City's Meetings webpage: <a href="https://calendar.thorold.ca/meetings">https://calendar.thorold.ca/meetings</a> .
<b>OWNER / AGENT:</b>	Lally Holdings Ltd. / Cam Lang (Emerald Development Group)
<b>FILE NO.:</b>	D14-04-2023
<b>INFORMATION</b>	<b>WHAT IS THIS ABOUT?</b>   The purpose of this application is to amend the Official Plan to add a site-specific policy area recognizing the requested density increase and to change the zoning of the subject lands from a Residential R1A-1 Zone to a Residential R3 Zone in By-law 2140(97) and a Residential 3D Zone in Comprehensive Zoning By-law 60(2019) to facilitate the development of fifteen (15) residential townhouses.
<b>LOCATION</b>	<b>WHAT LANDS ARE AFFECTED?</b>    2248 Centre Street

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**HAVE YOUR SAY**

**YOUR INPUT IS ENCOURAGED! WE ARE LISTENING!**

If you wish to provide oral comments at the Public Meeting, please register in advance by emailing [Planning@thorold.ca](mailto:Planning@thorold.ca) or by calling 905-227-6613 during regular business hours **prior to Tuesday, June 20, 2023 at 12:00 p.m.** Once you register, you will be provided information on how to make your submission at the Public Meeting through either electronic or in-person participation.

To participate in the virtual Public Meeting, you will need access to either a computer with internet service or a telephone.



You may also make a written submission to the City of Thorold. Send written submissions and Requests of Notice of Decision to:

Development Services Department, Planning Division  
3540 Schmon Parkway

Unless indicated otherwise, personal information and all comments will become part of the public record and will be made available to the public and used by members of Council and City staff.

Accessibility accommodations to participate in the meeting can be made by contacting the City Clerk at [clerk@thorold.ca](mailto:clerk@thorold.ca).

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**NEED MORE INFORMATION? CONTACT US!**

Development Services Department, Planning Division  
[Planning@thorold.ca](mailto:Planning@thorold.ca)  
905-227-6613

Additional information and material, including copies of the proposed Zoning By-law Amendment, may be obtained from the City of Thorold Planning Division at City Hall (3540 Schmon Parkway) between 8:30 a.m. and 4:30 p.m., Monday to Friday.

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**LEGAL NOTICE**

**IMPORTANT INFORMATION!**

If a person or public body would otherwise have an ability to appeal the decision of the City of Thorold to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Thorold before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Thorold before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Thorold in respect of the proposed Official Plan and Zoning By-law Amendments, you must make a written request (include your name and mailing address) to the City of Thorold, P.O. Box 1044, 3540 Schmon Parkway, Thorold, Ontario L2V 4A7.

*If applicable, the City requests that this notice be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.*

Dated at the City of Thorold, this 31<sup>st</sup> day of May, 2023

City of Thorold  
P.O. Box 1044, 3540 Schmon Parkway, Thorold, Ontario L2V 4A7

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# SUMMARY OF COMMENTS FROM PUBLIC

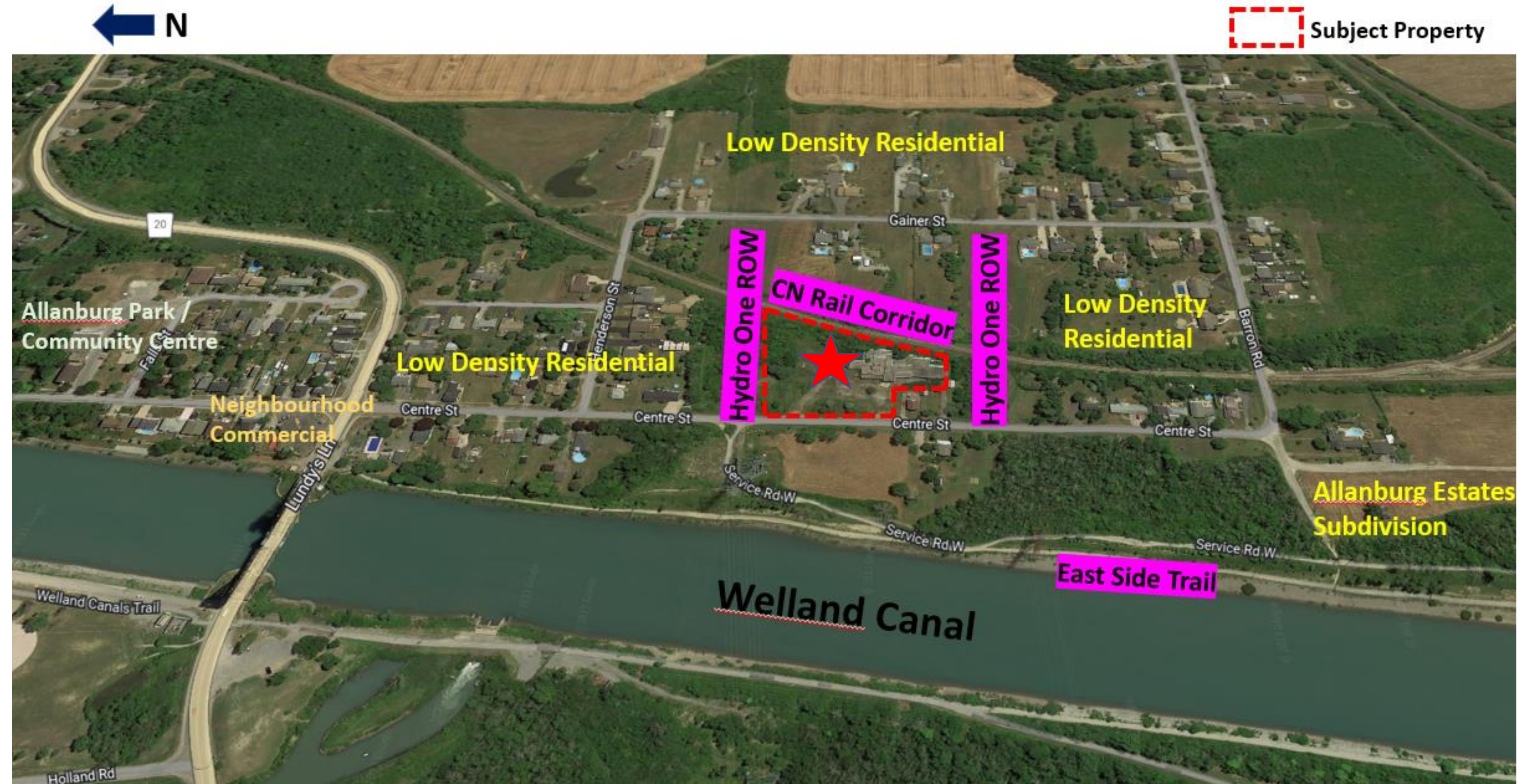
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- No written comments received as of 10am, Friday, June 16.



# NEIGHBOURHOOD CONTEXT

- Subject property is essentially surrounded by transportation and utility corridors
- CN Rail line to the east
- Hydro One corridors to north and south
- Large-lot low density residential subdivisions farther north, south, and east
- Allanburg Estates (single detached residential) subdivision now under construction.
- Subject property is in close proximity to Hwy.20, Welland Canal and trail network
- Centre St., Barron Rd. and the East Side Trail form part of the Niagara Region Bicycle Network





# IMMEDIATE SURROUNDINGS

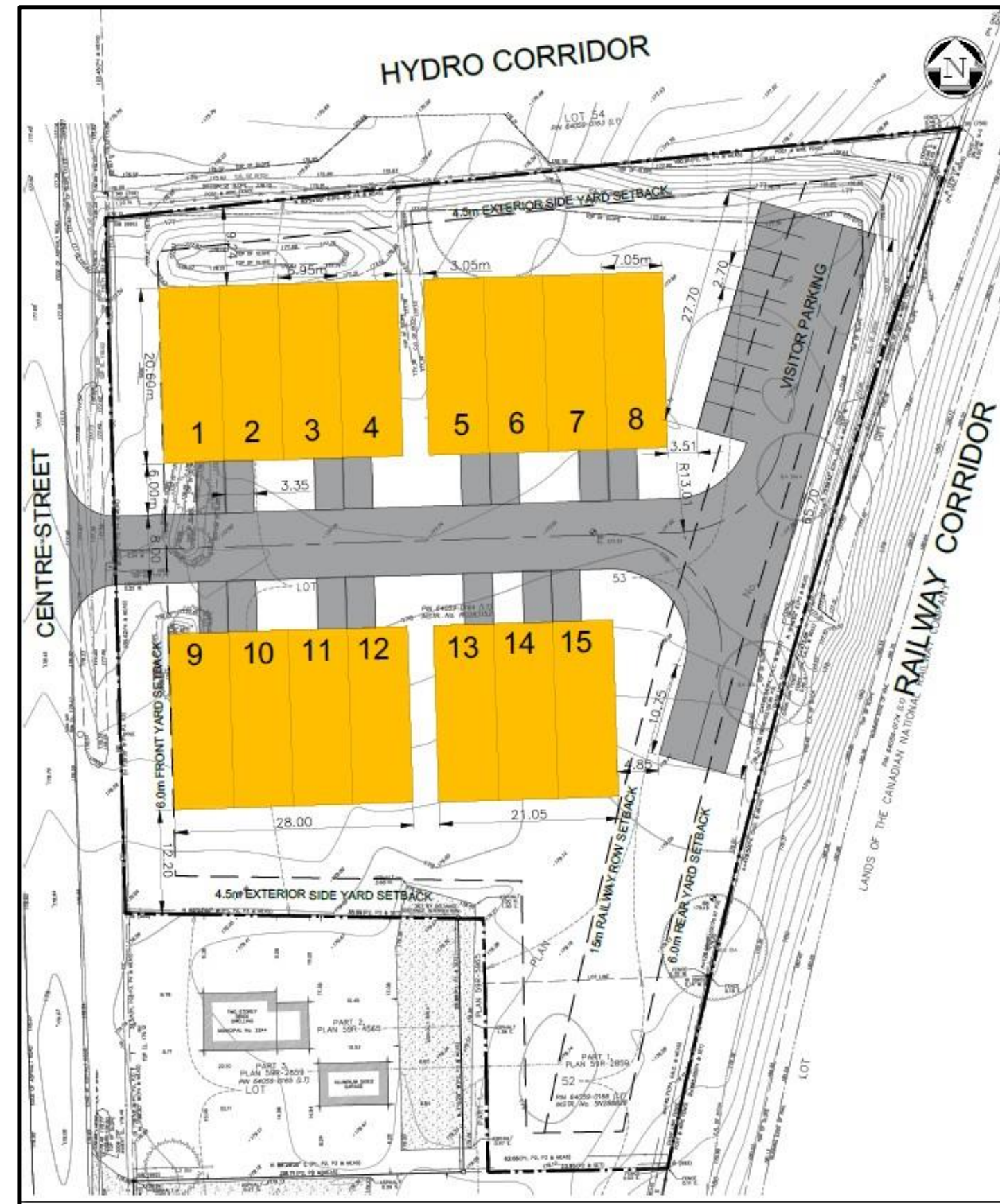
- Subject lands represent a large underutilized lot
- Well buffered and enclosed by transportation and utility corridors
- CN Rail line (30m width) on east boundary (infrequent service – no daytime (7am-11pm) trains observed during week-long noise and vibration field study)
- 60m Hydro One corridors to north and south
- Welland Canal and trail network to west
- City of Thorold owns the majority of land on west side of Centre St. (trail network with environmental constraints)
- Three (3) single detached dwellings (blue dots) in vicinity of proposed development



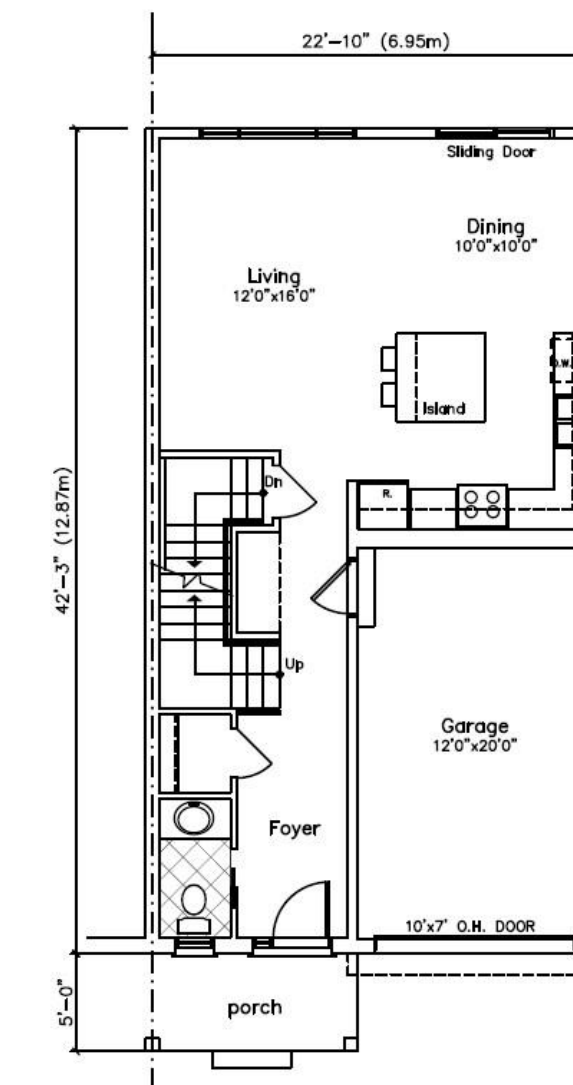


# PROPOSED DEVELOPMENT

- Fifteen (15) townhouse units
- Two (2) storeys, with finished basements
- Single car driveways and garages
- Serviced by private road with turnaround for garbage collection
- Visitor Parking (10 spaces)
- Substantial separation from adjacent single detached dwelling to south (12.2m, or 40ft.)



PROPOSED SITE PLAN



## Unit Dimensions

- 23ft. wide
- 42ft. long

## Main Floor Plan

- 708 sq.ft (excluding garage and front porch)

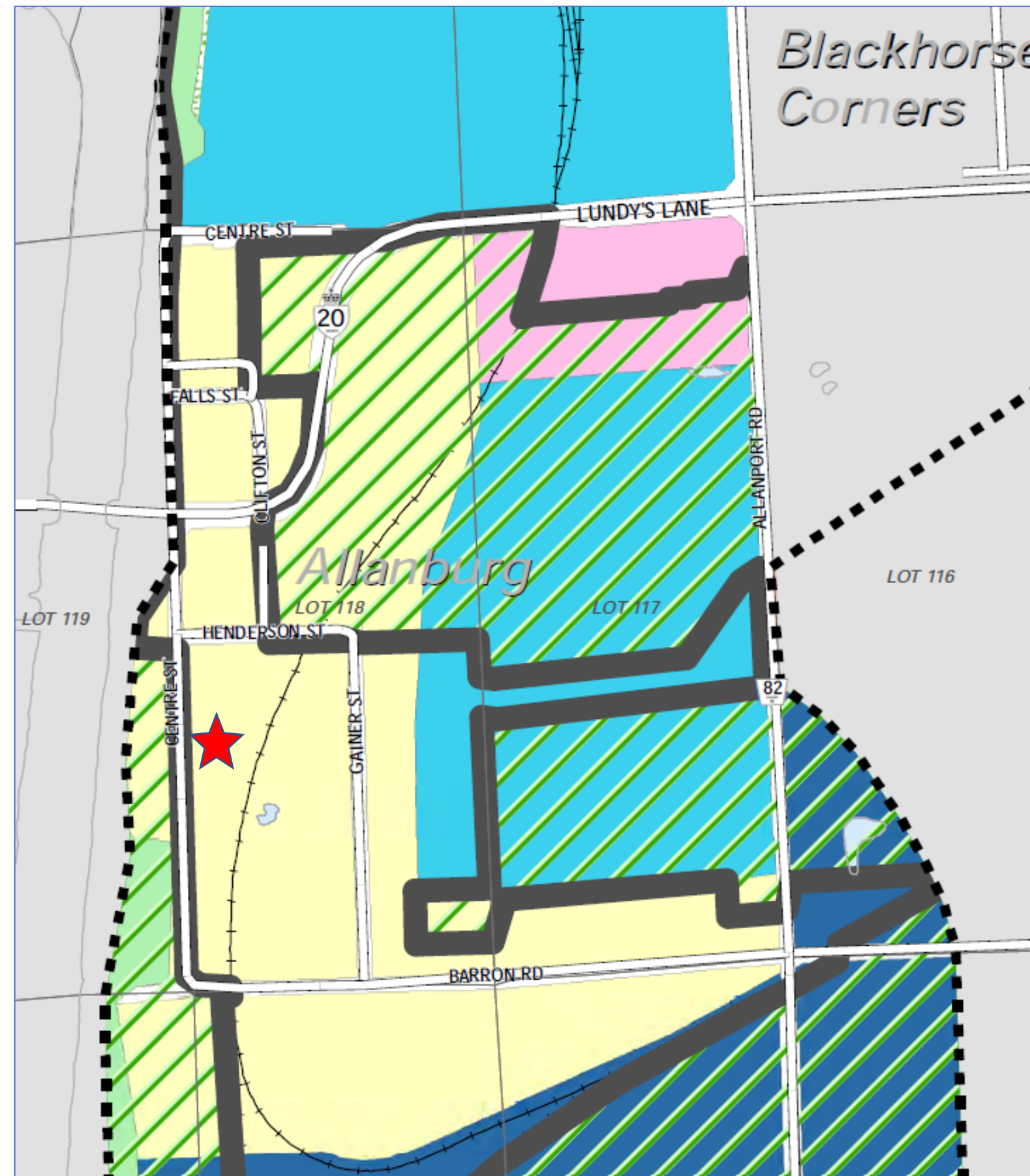


# REQUESTED OFFICIAL PLAN AMENDMENT

- No change to the existing 'Urban Living Area' designation
- Current designation permits a wide range of dwelling types, including townhouses. The proposed development is a permitted use.
- Nature of change is to permit a **density increase** from 9.77 units/hectare to 19.38 units/hectare. This will permit the development of 15 townhouses instead of 7.5

## Why should this be approved?

- Increases housing supply locally and City-wide
- Compatible with surrounding neighbourhood (well-buffered from surrounding low density neighbourhoods)
- Adds to diversity of housing choice in area
- Townhouses represent a more affordable housing opportunity
- Takes advantage of existing water and sanitary services on Centre St.
- Fiscally prudent development for the City
- Contributes to the creation of a more Complete Community (support for local businesses, community facilities, etc.)
- Density increase is required to help offset costs of clean-up and remediation of site



## Legend

- Municipal Boundary
- Urban Area Boundary
- Built Boundary
- Greenfield Overlay
- Urban Living Area
- General Commercial
- General Industrial
- Rural Industrial
- Institutional
- Environmental Protection One
- Environmental Protection Two
- Open Space & Parks
- Waterbody

Schedule A-2 (Urban Area East of Welland Canal)

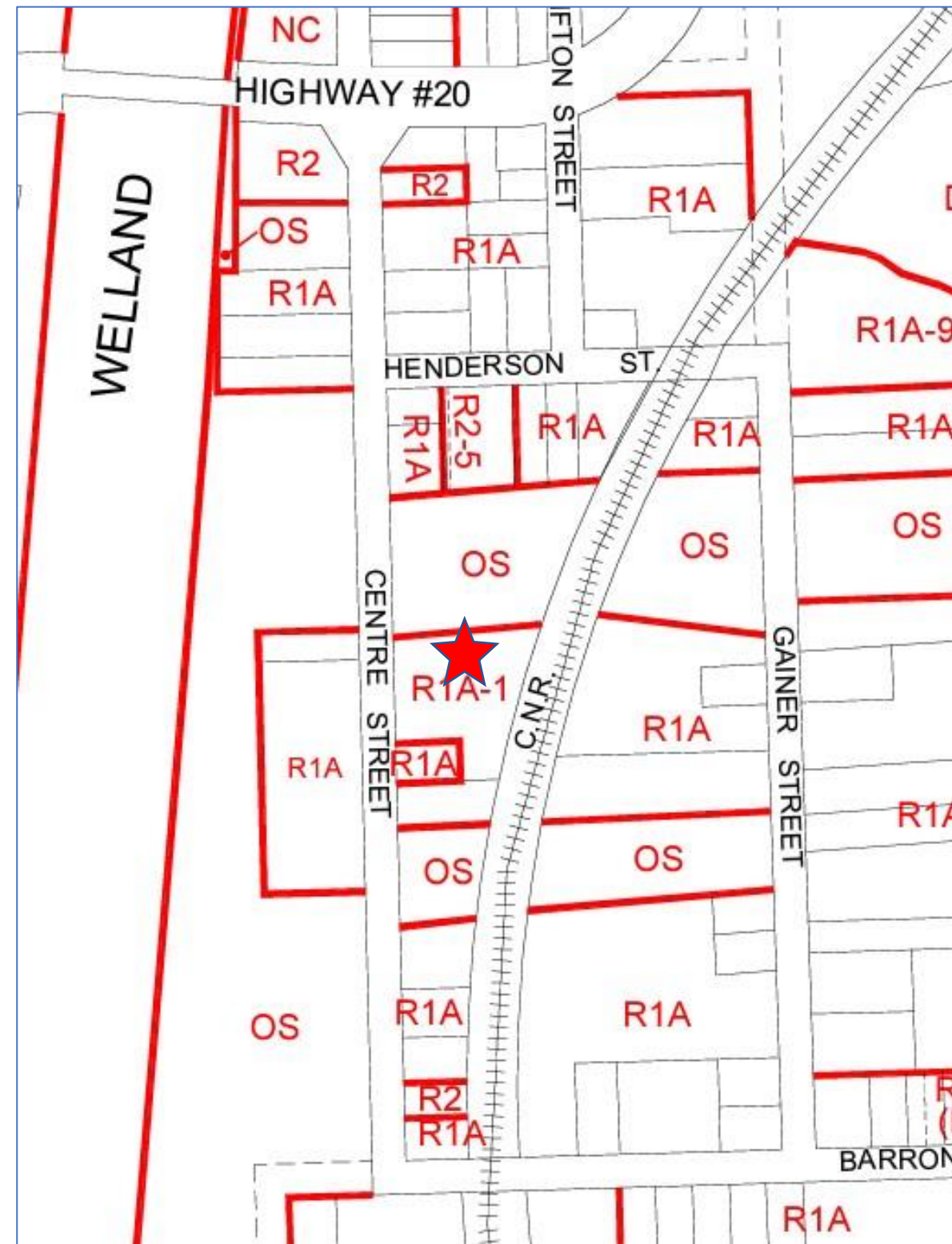


# REQUESTED ZONING BY-LAW AMENDMENT

- Current zoning (R1A-1) in By-law 2140-97 permits single detached dwellings with a site-specific special provision to allow a butcher's shop and related activities (processing, wholesaling, retailing).
- Townhouses are not permitted by the existing zoning.
- Request to amend former Zoning By-law 2140-97 from R1A-1 to R3 to permit block townhouse dwellings and to amend new Zoning By-law (60-2019) from R1A to R3D, to permit a private street development.
- No special provisions or regulations are being sought – the proposed development will conform to all regulations in the requested R3 and R3D zones

## Why should this be approved?

- Requested zoning amendment is required to implement the proposed development of 15 townhouse units
- Will expedite the removal of a butchers shop / abattoir as a permitted use on the property
- Will allow for a private street development (City transportation was not supportive of a public road to service the development – therefore a plan of condominium rather than a plan of subdivision is required)



By-law 60-2019 (Zone Schedule)



By-law 2140-97 (Zone Schedule)



# SUMMARY OF COMMENTS FROM AGENCIES/DEPARTMENTS

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## 1. Niagara Region

- No objections
- Require conditions of Draft Plan of Condominium approval (i.e. warning clauses, implement recommendations of Noise/Vibration Study; complete and file RSC; application for waste collection)

## 2. Bell Canada

- No objections
- May require easements to service development

## 3. Canada Post

- No objections
- Require provision of Centralized Mailbox

## 4. Thorold Fire and Emergency Services

- No objections or comments

## 5. Thorold Building Department

- Private hydrant required on property

## 6. Thorold Engineering Department

- No comments received to date
- Applicant will work with staff through detailed design process

## 7. Thorold Planning Department (c/o MHBC)

- No concerns in principle with development concept
- Detailed review of proposed OPA and Rezoning when recommendation is being prepared
- Site concept to be finalized through Site Plan Approval Process

## 8. District School Board of Niagara

- No objections
- Approval condition requiring provision of sidewalk in condominium plan to facilitate student travel

## 9. Enbridge Gas

- No objections
- Reserve right to amend or remove development conditions

## 10. Mississaugas of the Credit First Nation

- Must receive any environmental reports and be engaged in all archaeological studies
- *(Note: no studies have been required)*

## 11. Niagara Peninsula Conservation Authority

- No objections to proposed OPA and ZBA
- Require further information before expressing support for Draft Plan of Condominium



# SUMMARY OF COMMENTS FROM AGENCIES/DEPARTMENTS

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## 12. CN Rail

- Require a number of conditions for project approval
- Warning clauses in Purchase/Sale Agreements
- Stormwater designed to be directed away from CN Right-of-Way
- Minimum 15m safety setback for Principal Buildings
- Install and maintain chain link fence along mutual property line
- Prepare noise and vibration study and implement recommendations

## 13. Hydro One

- Has conducted preliminary review only
- Subject land is abutting and/or encroaching onto a HONI high voltage transmission corridor (the “transmission corridor”), HONI does not approve of the proposed condominium at this time, pending review and approval of the required information.
- Provided a number of conditions of draft approval
- Require lot grading and drainage plans – stormwater directed away from hydro corridor
- No blocking of access to corridor
- No construction storage on corridor
- Permanent fencing along common property line following construction



# NEXT STEPS

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## OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

- Public Hearing on requested amendments
- Address public, agency and Council questions
- City Planning Staff to prepare Recommendation Report
- New Draft By-law pending Council approval
- 20-day appeal period

## SITE PLAN / DRAFT PLAN OF CONDO

- Pre-Consultation Meeting (June 21)
- Initiate detailed design
- Future Recommendation report to Council
- Satisfy conditions of draft plan approval
- Registration
- Start construction