



## **ALECTRA UTILITIES COMMENTS**

**From:** [Network Info](#)  
**To:** [Robyn McIntyre](#)  
**Cc:** [Nick Bogaert](#); [Andrea Sinclair](#)  
**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway  
**Date:** June-27-23 7:37:48 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)




---

Good morning Robyn,

This address is not within the Alectra Utilities service area.

Regards,



**Samantha Burke**  
**Engineering Clerk, ICI & Layouts**  
55 John Street North, Hamilton, ON, L8R 3M8  
t 905.798.2971  
[alectrautilities.com](http://alectrautilities.com)  
  

---

**From:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>  
**Sent:** Thursday, June 15, 2023 2:25 PM  
**To:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>  
**Cc:** Nick Bogaert <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>; Andrea Sinclair <[asinclair@mhbcplan.com](mailto:asinclair@mhbcplan.com)>  
**Subject:** Request for Agency Comments - 3401 Schmon Parkway

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Good Afternoon,

Please be advised, MHBC Planning is providing temporary land use planning services under contract to the City of Thorold.

At the below link, please find the application and associated materials submitted for the Official Plan Amendment (D09-09-2023) and Zoning Bylaw Amendment (D14-06-2023) at 3401 Schmon Parkway in the City of Thorold: [3401 Schmon Parkway – Brock University](#)

Kindly forward your comments to this email address ([rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)) by the end of the day on **June 29, 2023**.

Please feel free to reach out if you should have any questions.

Thank you,

**ROBYN McINTYRE**, BES | Planner (she/her)

**MHBC** Planning, Urban Design & Landscape Architecture

540 Bingham Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 x821 | F 519 576 0121  
| [rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)

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## **CANADA POST CORPORATION COMMENTS**

**From:** [CARRIGAN, Andrew](#)  
**To:** [Robyn McIntyre](#)  
**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway  
**Date:** July-07-23 1:21:41 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

Good Afternoon,

CPC has no comments regarding this OP amendment and zoning by-law amendment.

Thank you

**Andrew Carrigan** | Delivery Services Officer | Canada Post | Delivery Planning | 955 Highbury Ave, London, ON N5Y 1A3 | 226-268-5914

 Please consider the environment before printing this email.

---

**From:** Robyn McIntyre <rmcintyre@mhbcplan.com>  
**Sent:** July-06-23 10:08 AM  
**To:** Abby LaForme (Abby.LaForme@mncfn.ca) <Abby.LaForme@mncfn.ca>; Margaret Josipovic (mjosipovic@stcatharines.ca) <mjosipovic@stcatharines.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Abu Rashed (abu.rashed@thorold.ca) <abu.rashed@thorold.ca>; CARRIGAN, Andrew <andrew.carrigan@canadapost.postescanada.ca>; Sue Mabee (sue.mabee@dsbn.org) <sue.mabee@dsbn.org>; kathy.levinski@ncdsb.com; clark.euale@ncdsb.com; circulations@wsp.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; newdevelopment@rci.rogers.com  
**Cc:** Nick Bogaert <nbogaert@mhbcplan.com>; Andrea Sinclair <asinclair@mhbcplan.com>  
**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway  
**Importance:** High

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[Report Suspicious](#)

Good morning,

**Please be advised, your comments on this application are due as soon as possible.**

Should you have any comments or concerns, please feel free to reach out.

Thank you,

**ROBYN McINTYRE**, BES | Planner (she/her)

## **MHBC** Planning, Urban Design & Landscape Architecture

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 x821 | F 519 576 0121 | [rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)

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---

**From:** Robyn McIntyre

**Sent:** June-27-23 1:59 PM

**To:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>

**Cc:** Nick Bogaert ([nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)) <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>; Andrea Sinclair <[asinclair@mhbcplan.com](mailto:asinclair@mhbcplan.com)>

**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway

**Importance:** High

Good afternoon,

Please be advised, comments on this application are due in two days and our records indicate that you have yet to provide your comments.

**Please forward your comments by the end of the day on June 29<sup>th</sup>, 2023.**

Thank you,

**ROBYN McINTYRE**, BES | Planner (she/her)

## **MHBC** Planning, Urban Design & Landscape Architecture

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 x821 | F 519 576 0121 | [rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)

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---

**From:** Robyn McIntyre

**Sent:** June-15-23 2:25 PM

**To:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>

**Cc:** Nick Bogaert ([nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)) <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>; Andrea Sinclair <[asinclair@mhbcplan.com](mailto:asinclair@mhbcplan.com)>

**Subject:** Request for Agency Comments - 3401 Schmon Parkway

Good Afternoon,

Please be advised, MHBC Planning is providing temporary land use planning services under contract to the City of Thorold.

At the below link, please find the application and associated materials submitted for the Official Plan Amendment (D09-09-2023) and Zoning Bylaw Amendment (D14-06-2023) at 3401 Schmon Parkway in the City of Thorold: [3401 Schmon Parkway – Brock University](#)

Kindly forward your comments to this email address ([rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)) by the end of the day on **June 29, 2023**.

Please feel free to reach out if you should have any questions.

Thank you,

**ROBYN McINTYRE, BES | Planner (she/her)**

**MHBC Planning, Urban Design & Landscape Architecture**

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 x821 | F 519 576 0121 | [rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)

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# **CITY OF THOROLD BUILDING COMMENTS**

**From:** [Jason Simpson](#)  
**To:** [Robyn McIntyre](#)  
**Cc:** [Nick Bogaert](#); [Andrea Sinclair](#)  
**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway  
**Date:** June-30-23 4:01:21 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)

---

No concerns from the Building Division.



**Jason Simpson**

Director of Development Services  
Development Services

**City of Thorold**

905-227-6613 x244

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

[www.thorold.ca](http://www.thorold.ca)

---

**From:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>  
**Sent:** June 27, 2023 1:59 PM  
**To:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>  
**Cc:** Nick Bogaert <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>; Andrea Sinclair <[asinclair@mhbcplan.com](mailto:asinclair@mhbcplan.com)>  
**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway  
**Importance:** High

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Good afternoon,

Please be advised, comments on this application are due in two days and our records indicate that you have yet to provide your comments.

**Please forward your comments by the end of the day on June 29<sup>th</sup>, 2023.**

Thank you,

**ROBYN McINTYRE**, BES | Planner (she/her)

**MHBC** Planning, Urban Design & Landscape Architecture

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 x821 | F 519 576 0121  
| [rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)

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# **CITY OF THOROLD ENGINEERING COMMENTS**

**From:** [Haesun Jung](#)  
**To:** [Robyn McIntyre](#)  
**Cc:** [Nick Bogaert](#); [Ugo Obiako](#)  
**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway  
**Date:** July-06-23 2:11:49 PM  
**Attachments:** [image001.png](#)  
[image020.png](#)  
[image021.png](#)  
[image022.png](#)  
[image006.png](#)  
[image008.png](#)  
[image010.png](#)  
[image012.png](#)  
[image015.png](#)

---

Dear Robyn,

Thank you for your reminder.

Regarding the Official Plan Amendment and Zoning By-law Amendment for 3401 Schmon Parkway, the engineering team has no comments or concerns to address.

Best regards,



**Haesun Jung**  
Engineering Technician I  
Public Works and Community Services  
**City of Thorold**  
905-227-6613 x291  
P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON., L2V 4A7  
[www.thorold.ca](http://www.thorold.ca)

---

**From:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>  
**Sent:** Thursday, July 6, 2023 10:08 AM  
**To:** Abby LaForme ([Abby.LaForme@mncfn.ca](mailto:Abby.LaForme@mncfn.ca)) <[Abby.LaForme@mncfn.ca](mailto:Abby.LaForme@mncfn.ca)>; Margaret Josipovic ([mjosipovic@stcatharines.ca](mailto:mjosipovic@stcatharines.ca)) <[mjosipovic@stcatharines.ca](mailto:mjosipovic@stcatharines.ca)>; Ugo Obiako <[Ugo.Obiako@thorold.ca](mailto:Ugo.Obiako@thorold.ca)>; Abu Rashed <[Abu.Rashed@thorold.ca](mailto:Abu.Rashed@thorold.ca)>; Andrew Carrigan ([andrew.carrigan@canadapost.ca](mailto:andrew.carrigan@canadapost.ca)) <[andrew.carrigan@canadapost.ca](mailto:andrew.carrigan@canadapost.ca)>; Sue Mabee ([sue.mabee@dsbn.org](mailto:sue.mabee@dsbn.org)) <[sue.mabee@dsbn.org](mailto:sue.mabee@dsbn.org)>; [kathy.levinski@ncdsb.com](mailto:kathy.levinski@ncdsb.com); [clark.euale@ncdsb.com](mailto:clark.euale@ncdsb.com); [circulations@wsp.com](mailto:circulations@wsp.com); [zone2scheduling@hydroone.com](mailto:zone2scheduling@hydroone.com); [landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com); [newdevelopment@rci.rogers.com](mailto:newdevelopment@rci.rogers.com)  
**Cc:** Nick Bogaert <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>; Andrea Sinclair <[asinclair@mhbcplan.com](mailto:asinclair@mhbcplan.com)>  
**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway  
**Importance:** High

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Good morning,

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Should you have any comments or concerns, please feel free to reach out.

Thank you,

**ROBYN McINTYRE, BES | Planner (she/her)**

**MHBC Planning, Urban Design & Landscape Architecture**

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---

**From:** Robyn McIntyre

**Sent:** June-27-23 1:59 PM

**To:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>

**Cc:** Nick Bogaert ([nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)) <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>; Andrea Sinclair <[asinclair@mhbcplan.com](mailto:asinclair@mhbcplan.com)>

**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway

**Importance:** High

Good afternoon,

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**Please forward your comments by the end of the day on June 29<sup>th</sup>, 2023.**

Thank you,

**ROBYN McINTYRE, BES | Planner (she/her)**

**MHBC Planning, Urban Design & Landscape Architecture**

540 Bingham Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 x821 | F 519 576 0121  
| [rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)

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---

**From:** Robyn McIntyre

**Sent:** June-15-23 2:25 PM

**To:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>

**Cc:** Nick Bogaert ([nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)) <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>; Andrea Sinclair <[asinclair@mhbcplan.com](mailto:asinclair@mhbcplan.com)>

**Subject:** Request for Agency Comments - 3401 Schmon Parkway

Good Afternoon,

Please be advised, MHBC Planning is providing temporary land use planning services under contract to the City of Thorold.

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**ROBYN McINTYRE**, BES | Planner (she/her)

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| [rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)

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# **CITY OF THOROLD FIRE AND EMERGENCY SERVICES COMMENTS**

**From:** [Vince Giovannini](#)  
**To:** [Robyn McIntyre](#)  
**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway  
**Date:** June-22-23 1:46:21 PM  
**Attachments:** [image002.png](#)  
[image001.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)

---

Good afternoon, Thorold Fire and Emergency Services have no comments.

Thank you



**Vince Giovannini**

Captain of Fire Prevention  
Fire and Emergency Services

**City of Thorold**

905-227-6613 x303

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

[www.thorold.ca](http://www.thorold.ca)

*What's your life worth? Smoke and CO alarms cost no more than \$30.00, make sure you have one!*

---

**From:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>

**Sent:** Thursday, June 15, 2023 2:25 PM

**To:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>

**Cc:** Nick Bogaert <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>; Andrea Sinclair <[asinclair@mhbcplan.com](mailto:asinclair@mhbcplan.com)>

**Subject:** Request for Agency Comments - 3401 Schmon Parkway

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Good Afternoon,

Please be advised, MHBC Planning is providing temporary land use planning services under contract to the City of Thorold.

At the below link, please find the application and associated materials submitted for the Official Plan Amendment (D09-09-2023) and Zoning Bylaw Amendment (D14-06-2023) at 3401 Schmon Parkway in the City of Thorold: [3401 Schmon Parkway – Brock University](#)

Kindly forward your comments to this email address ([rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)) by the end of the day on **June 29, 2023**.

Please feel free to reach out if you should have any questions.

Thank you,

**ROBYN McINTYRE, BES | Planner** (she/her)



# **DISTRICT SCHOOL BOARD OF NIAGARA COMMENTS**

**From:** [McPhee, Michelle](#)  
**To:** [Robyn McIntyre](#)  
**Subject:** RE: Request for Agency Comments - Artisan Ridge Phase 2A  
**Date:** July-06-23 11:21:27 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Robyn

I will get comments to you later today. We don't have any concerns that's probably why I didn't respond. Your previous emails below refer to the application as 'Phase 2A' but a link below in an earlier email refers to 3A. Is there a Phase 2A? Or am I on commenting on the 2<sup>nd</sup> submission Ph 3A?

To clarify, and to let you know if we don't provide comments on an application (especially nonresidential) we don't have any concerns/comments. We don't respond to every application circulation. I see there is a request for comments overdue for 3401 Schmon Pkwy. We don't comment on those types of circulations that are not residential units.

Thank-you,  
Michelle

**Please Note:** DSBN Education Centre Summer Hours

In effect July 4 – August 11

Monday to Thursday, 8:30 a.m. to 4:30 p.m.

Closed on Fridays

The Education Centre will be closed for summer shut down from July 17 – July 28

**Michelle McPhee**

Jr. Planner

**DISTRICT SCHOOL BOARD OF NIAGARA**

191 Carlton Street | St. Catharines, ON L2R 7P4

**T:** 905.641.1550 ext. 54228 | **E:** [michelle.mcphee@dsbn.org](mailto:michelle.mcphee@dsbn.org)



---

**From:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>



**Sent:** Thursday, July 6, 2023 9:35 AM

**To:** Abu Rashed ([abu.rashed@thorold.ca](mailto:abu.rashed@thorold.ca)) <[abu.rashed@thorold.ca](mailto:abu.rashed@thorold.ca)>; [ugo.obiako@thorold.ca](mailto:ugo.obiako@thorold.ca); Mabee, Sue <[Sue.Mabee@dsbn.org](mailto:Sue.Mabee@dsbn.org)>; [kathy.levinski@ncdsb.com](mailto:kathy.levinski@ncdsb.com); [clark.euale@ncdsb.com](mailto:clark.euale@ncdsb.com); [newdevelopment@rci.rogers.com](mailto:newdevelopment@rci.rogers.com)

**Cc:** Nick Bogaert <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>

**Subject:** RE: Request for Agency Comments - Artisan Ridge Phase 2A

Good morning,

Please be advised, your comments on this application are due as soon as possible. The applicant would like to proceed with addressing outstanding agency concerns.

Thank you,

**ROBYN McINTYRE, BES | Planner (she/her)**

**MHBC** Planning, Urban Design & Landscape Architecture

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 x821 | F 519 576 0121 | [rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)

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---

**From:** Robyn McIntyre

**Sent:** June-27-23 1:54 PM

**To:** Abu Rashed ([abu.rashed@thorold.ca](mailto:abu.rashed@thorold.ca)) <[abu.rashed@thorold.ca](mailto:abu.rashed@thorold.ca)>; [ugo.obiako@thorold.ca](mailto:ugo.obiako@thorold.ca); CN Rail ([proximity@cn.ca](mailto:proximity@cn.ca)) <[proximity@cn.ca](mailto:proximity@cn.ca)>; [pat.busnello@niagararegion.ca](mailto:pat.busnello@niagararegion.ca); Development Planning Circulations ([devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca)) <[devtplanningapplications@niagararegion.ca](mailto:devtplanningapplications@niagararegion.ca)>; Sue Mabee ([sue.mabee@dsbn.org](mailto:sue.mabee@dsbn.org)) <[sue.mabee@dsbn.org](mailto:sue.mabee@dsbn.org)>; [kathy.levinski@ncdsb.com](mailto:kathy.levinski@ncdsb.com); [clark.euale@ncdsb.com](mailto:clark.euale@ncdsb.com); [newdevelopment@rci.rogers.com](mailto:newdevelopment@rci.rogers.com)

**Cc:** Nick Bogaert ([nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)) <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>

**Subject:** RE: Request for Agency Comments - Artisan Ridge Phase 2A

**Importance:** High

Good afternoon,

**Please be advised, comments on this application are due today, June 27<sup>th</sup>, 2023.**

Please forward your comments by the end of the day.

Thank you,

**ROBYN McINTYRE**, BES | Planner (she/her)

**MHBC** Planning, Urban Design & Landscape Architecture

540 Bingham Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 x821 | F 519 576 0121 | [rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)

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---

**From:** Robyn McIntyre

**Sent:** June-22-23 3:35 PM

**To:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>

**Cc:** Nick Bogaert ([nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)) <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>

**Subject:** RE: Request for Agency Comments - Artisan Ridge Phase 2A

Good afternoon,

Please be advised, comments on this application are due in five days and we note that your comments remain outstanding.

**Kindly provide your comments by the end of the day on June 27<sup>th</sup>, 2023.**

Thank you,

**ROBYN McINTYRE**, BES | Planner (she/her)

**MHBC** Planning, Urban Design & Landscape Architecture

540 Bingham Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 x821 | F 519 576 0121 | [rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)

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**From:** Robyn McIntyre

**Sent:** June-13-23 10:25 AM

**To:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>

**Cc:** Nick Bogaert ([nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)) <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>

**Subject:** Request for Agency Comments - Artisan Ridge Phase #A

Good Morning,

Please be advised, MHBC Planning is providing temporary land use planning services under contract to the City of Thorold.

We have received the second submission materials for the Artisan Ridge Phase 2A (D12-02-2021). The materials can be found at the following link: [Artisan Ridge Phase 3A - Agency Circulation Materials](#)

If you should have no outstanding comments, please respond to this email indicating such.

**Kindly provide your comments by the end of the day on June 27<sup>th</sup>, 2023.**

Thank you,

**ROBYN McINTYRE, BES | Planner (she/her)**

**MHBC Planning, Urban Design & Landscape Architecture**

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 x821 | F 519 576 0121 | [rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)

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## **ENBRIDGE COMMENTS**

**From:** [Municipal Planning](#)  
**To:** [Robyn McIntyre](#)  
**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway  
**Date:** June-27-23 3:56:43 PM  
**Attachments:** [image001.png](#)

---

Thank you for your circulation.

Enbridge Gas does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** CET  
Sr Analyst Municipal Planning  
**Engineering**

**ENBRIDGE**  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

---

**From:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>  
**Sent:** Thursday, June 15, 2023 2:25 PM  
**To:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>  
**Cc:** Nick Bogaert <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>; Andrea Sinclair <[asinclair@mhbcplan.com](mailto:asinclair@mhbcplan.com)>  
**Subject:** [External] Request for Agency Comments - 3401 Schmon Parkway

**CAUTION! EXTERNAL SENDER**

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?  
DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good Afternoon,

Please be advised, MHBC Planning is providing temporary land use planning services under contract to the City of Thorold.

At the below link, please find the application and associated materials submitted for the Official Plan Amendment (D09-09-2023) and Zoning Bylaw Amendment (D14-06-2023) at 3401 Schmon Parkway in the City of Thorold: [3401 Schmon Parkway – Brock University](#)

Kindly forward your comments to this email address ([rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)) by the end of the



# **MINISTRY OF TRANSPORTATION ONTARIO COMMENTS**

**From:** [Constantine, Neave \(MTO\)](#)  
**To:** [Robyn McIntyre](#)  
**Cc:** [Nick Bogaert](#); [Andrea Sinclair](#)  
**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway  
**Date:** June-19-23 9:54:09 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image005.png](#)

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Hi Robyn,

Re: Request for Agency Comments  
City of Thorold  
**3401 Schmon Parkway**  
June 29, 2023

The property described above (**3401 Schmon Parkway**) does not appear to be located within the MTO Permit Control Area, therefore, we have no comments.

Thanks,

**Neave Constantine | Corridor Management Planner (West)**

Highway Corridor Management Section | Central Operations | Ministry of Transportation

159 Sir William Hearst Avenue, 7<sup>th</sup> Floor | Toronto, ON M3M 0B7

Telephone: 437 688-2943 | Email: [Neave.Constantine@ontario.ca](mailto:Neave.Constantine@ontario.ca)



---

**From:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>  
**Sent:** June 19, 2023 9:00 AM  
**To:** Constantine, Neave (MTO) <[Neave.Constantine@ontario.ca](mailto:Neave.Constantine@ontario.ca)>  
**Cc:** Nick Bogaert <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>; Andrea Sinclair <[asinclair@mhbcplan.com](mailto:asinclair@mhbcplan.com)>  
**Subject:** FW: Request for Agency Comments - 3401 Schmon Parkway

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

Good Morning Neave,

Please see my email below requesting comments on the applications received for 3401 Schmon Parkway. Kindly forward your comments by **June 29, 2023**.

Please feel free to reach out if you should have any questions.

Thank you,

**ROBYN MCINTYRE**, BES | Planner (she/her)

**MHBC** Planning, Urban Design & Landscape Architecture



# **MISSISSAUGAS OF THE CREDIT FIRST NATION COMMENTS**



July 7, 2023

Robyn McIntyre  
BES | Planner  
MHBC Planning, Urban Design & Land Shape Architecture

Dear Robyn,

We are the Mississaugas of the Credit First Nation (MCFN), the descendants of the Mississaugas of the River Credit. Our traditional territory extends from the Rouge River Valley in the east, across to the headwaters of the Thames River, down to Long Point on Lake Erie, and back along the shores of Lake Erie, the Niagara River, and Lake Ontario to the Rouge River Valley. It encompasses present-day London, Hamilton, and Toronto, as well as our communal lands. Our traditional territory has defined and sustained us as a First Nation for countless generations, and must continue to do so for all our generations to come.


Thank you for your notification on **3401 Schmon Parkway, Thorold- Brock University** dated **June 14, 2023**. The MCFN has treaty rights across its traditional territory, including the area contemplated by your project. For further information, please see our website, <http://www.newcreditfirstnation.com/>. MCFN continues to exercise treaty rights which include, but are not limited to, rights to harvest, fish, trap and gather species of plants, animals and insects for any purpose including food, social, ceremonial, trade and exchange purposes. The MCFN also has the right to use the water and resources from the rivers, creeks and lands across the MCFN traditional territory.

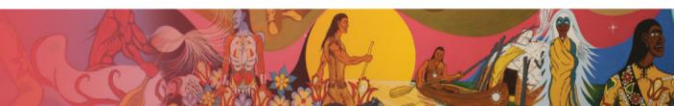
At this time, MCFN **does not** have a high level of concern regarding the proposed project and therefore, by way of this letter, approves the continuation of this project. However, MCFN requests that you continue to notify us about the status of the project. **In addition, we respectfully ask you to immediately notify us if there are any changes to the project as they may impact MCFN's interests and that you please provide us with a copy of all associated environmental and archaeology reports.** This includes, but is not limited to changes related to the scope of work and expected archaeological and environmental impacts.

Additionally, MCFN employs Field Liaison Representatives ("FLRs") to act as official representatives of the community and who are answerable to MCFN Chief and Council through the Department of Consultation and Accommodation. The FLRs' mandate is to ensure that

**DEPARTMENT OF CONSULTATION AND ACCOMMODATION**

Mississaugas of the Credit First Nation  
4065 Hwy #6, Hagersville, Ontario N0A 1H0

 Phone: (905) 768-4260



MCFN's perspectives and priorities are considered in the field and to enable MCFN to provide timely, relevant, and meaningful comment on the Project. Therefore, **it is MCFN policy that FLRs are on location whenever any fieldwork for environmental and/or archaeological assessments are undertaken.** It is expected that the proponent will cover the costs of this FLR participation in the fieldwork. Please also provide the contact information of the person, or consultant, in charge of organizing this work so they may facilitate the participation of the MCFN FLRs.

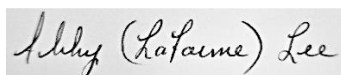
Nothing in this letter shall be construed as to affect the Aboriginal or Treaty rights and hence shall not limit any consultation and accommodation owed to MCFN by the Crown or any proponent, as recognized by section 35 of the Constitution Act, 1982.

MCFN reserves the right in relation to any development project or decision, to decide whether it supports a project and to: comment to regulators, participate in regulatory processes and hearings, seek intervener funding or status, or to challenge and seek remedies through the courts.

**MCFN expects the Crown and all proponents to act according to the following best practices:**

- Engage early in the planning process, before decisions are made
- Provide information in meaningful and understandable formats.
- Convey willingness to transparently describe the project and consider MCFN concerns.
- Recognize the significance of cultural activities and traditional practices of the MCFN
- Demonstrate a respect for MCFN knowledge and uses of land and resources.
- Understand the importance of youth and elders in First Nation communities.
- Act with honour, openness, transparency and respect.
- Be prepared to listen and allow time for meaningful discussion.

Sincerely,



Abby (LaForme) Lee  
Acting Consultation Coordinator  
MCFN Department of Consultation and Accommodation (DOCA)

cc – Mark LaForme; Director, MCFN DOCA





# **NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS**

**From:** [Taran Lennard](#)  
**To:** [Robyn McIntyre](#)  
**Cc:** [Nick Bogaert](#); [Andrea Sinclair](#)  
**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway  
**Date:** June-27-23 2:57:36 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Good Afternoon,

No concerns or objections from NPCA.

Thank you.

**Taran Lennard**  
**Watershed Planner II**

Niagara Peninsula Conservation Authority (NPCA)  
250 Thorold Road West, 3<sup>rd</sup> Floor | Welland, ON L3C 3W2  
Tel: 905-788-3135 | extension 277  
email: [tlennard@npca.ca](mailto:tlennard@npca.ca)

*The NPCA is updating our Planning and Permitting Policies! To find out more visit [Get Involved with NPCA](#)*

**[NPCA Watershed Explorer](#)**

Due to the COVID-19 pandemic, the NPCA has taken measures to protect staff and public while providing continuity of services. The NPCA main office is open by appointment only with limited staff, please refer to the [Staff Directory](#) and reach out to the staff member you wish to speak or meet with directly.

Updates regarding NPCA operations and activities can be found at [Get Involved NPCA Portal](#), or on social media at [facebook.com/NPCAOntario](https://facebook.com/NPCAOntario) & [twitter.com/NPCA\\_Ontario](https://twitter.com/NPCA_Ontario).

For more information on Permits, Planning and Forestry please go to the Permits & Planning webpage at <https://npca.ca/administration/permits>.

For mapping on features regulated by the NPCA please go to our GIS webpage at <https://gis-npca-camaps.opendata.arcgis.com/> and utilize our Watershed Explorer App or GIS viewer.

To send NPCA staff information regarding a potential violation of Ontario Regulation 155/06 please go to the NPCA Enforcement and Compliance webpage at <https://npca.ca/administration/enforcement-compliance>

---

**From:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>  
**Sent:** Tuesday, June 27, 2023 1:59 PM  
**To:** Robyn McIntyre <[rmcintyre@mhbcplan.com](mailto:rmcintyre@mhbcplan.com)>  
**Cc:** Nick Bogaert <[nbogaert@mhbcplan.com](mailto:nbogaert@mhbcplan.com)>; Andrea Sinclair <[asinclair@mhbcplan.com](mailto:asinclair@mhbcplan.com)>  
**Subject:** RE: Request for Agency Comments - 3401 Schmon Parkway  
**Importance:** High

Good afternoon,



## **NIAGARA REGION COMMENTS**

## **Growth Strategy and Economic Development**

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

---

### **Via Email**

June 29, 2023

Region Files: D.11.09.OPA-23-0030  
D.18.09.ZA-23-0059

Robyn McIntyre

Planner

MHBC on behalf of the City of Thorold  
3540 Schmon Parkway  
Thorold, ON L2V 4A7

Dear Ms. McIntyre:

**Re: Regional and Provincial Comments  
Official Plan Amendment, Zoning By-law Amendment  
City Files: D09-09-2023, D14-06-2023  
Applicant: Brock University  
Agent: Urban Strategies (David Godin)  
3401 Schmon Parkway  
City of Thorold**

---

Growth Strategy and Economic Development staff has reviewed the Official Plan Amendment and Zoning By-law Amendment Applications for 3401 Schmon Parkway located in the City of Thorold. The Applicant is proposing to use the site for the continued expansion and evolution of Brock University's research, teaching, and administrative functions.

An Official Plan Amendment ("OPA") is required to permit non-residential Major Institutional Uses in the Thorold Official Plan's 'Brock Business Park ("BBP") Employment' designation by way of a site-specific policy.

A site-specific Zoning By-law Amendment ("ZBA") is also proposed to permit non-residential post-secondary Institutional Uses for the site.

A pre-consultation meeting was held on April 6, 2023. The following comments are provided to assist the City of Thorold with their review of the proposed Zoning By-law Amendment and Official Plan Amendment.

### **Provincial and Regional Policies**

The *Provincial Policy Statement, 2020* ("PPS") identifies the subject land within a "Settlement Area". The *Niagara Official Plan* ("NOP") and the *Growth Plan for the Greater Golden Horseshoe* ("Growth Plan") designates the property as "Delineated

Built-up Area". The NOP, PPS, and Growth Plan together direct development to take place in urban areas to support intensified development where appropriate servicing and infrastructure exist.

The subject property is located within the Niagara Region's *employment area* and is classified as a 'Knowledge and Innovation' area on Schedules B and G of the NOP. NOP policy 4.2.1.7 indicates that the 'Knowledge and Innovation' employment areas are to include clusters of higher density employment uses, including office parks, and major institutional uses. The NOP requires a minimum overall density target of 80 jobs per hectare within the Brock District University Innovation Park.

Regional staff has reviewed the *Planning Justification Report* prepared by Urban Strategies Inc. (dated May 2023). Staff is satisfied with the justification as the proposed re-use of an existing facility will enable Brock University to expand its enrollment capacity and academic offerings and complies with the intent and policies of the PPS, Growth Plan and NOP. The OPA and ZBA needed to facilitate the re-use will exceed the density target of 80 jobs per hectare outlined for the Brock District University Innovation Park and is consistent with objectives and policy of the Brock District Plan.

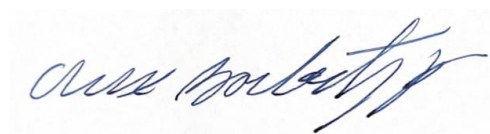
Regional staff has reviewed the draft OPA and is satisfied that the amendment is consistent with Provincial and Regional policies set out for the subject lands. As such, staff does not object to the proposed development to add non-residential Major Institutional uses to the land permissions of the site.

## Conclusion

In conclusion, Growth Strategy and Economic Development staff does not object to the proposed Official Plan Amendment and Zoning By-law Amendment. It is staff's opinion that the proposed development is consistent with the PPS and conforms to Provincial and Regional growth management policies. City staff should be satisfied that any local requirements for the Application are met and that the proposed development is compatible with the surrounding area. In accordance with NOP policy 7.4.1.6 the Local Official Plan Amendment is exempt from Regional approval as the application is consistent with Provincial policy and is in conformity with the NOP.

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

Best regards,



Alex Boekestyn, MSc.  
Development Planner, Niagara Region

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning, Niagara Region