



ALECTRA UTILITIES COMMENTS

Ashley D'Amico

From: Network Info <network.info@horizonutilities.com>
Sent: February 8, 2024 9:37 AM
To: Ashley D'Amico
Subject: RE: Request for Agency Comments - 75 Ormond St S - OPA/ZBA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ashley,

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



From: Ashley D'Amico <Ashley.DAmico@thorold.ca>
Sent: Tuesday, January 30, 2024 3:10 PM
To: Cheryl.Tansony@ontario.ca; tlennard@npca.ca; mbirbeck@npca.ca; smastroianni@npca.ca; tproks@npca.ca; Abby.LaForme@mncfn.ca; Jason Simpson <Jason.Simpson@thorold.ca>; Ben Hiebert <Ben.Hiebert@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Haesun Jung <Haesun.Jung@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; FPO <FPO@thorold.ca>; andrew.carrigan@canadapost.ca; Neave.Constantine@ontario.ca; peter.deluca@ontario.ca; Siavash.Amirpour@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; Alex.Boekestyn@niagararegion.ca; devtplanningapplications@niagararegion.ca; sue.mabee@dsbn.org; kathy.levinski@ncdsb.com; Alexandria.pasquinismith@ncdsb.com; planning@ncdsb.com; realestate@seaway.ca; Network Info <network.info@horizonutilities.com>; circulations@wsp.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; newdevelopment@rci.rogers.com; TCEnergy@mhbcplan.com
Cc: Marc Davidson <Marc.Davidson@thorold.ca>
Subject: Request for Agency Comments - 75 Ormond St S - OPA/ZBA

NOT FROM ALECTRA! Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

At the below link, please find the application and associated materials submitted for the Official Plan Amendment/Zoning By-law Amendment application at 75 Ormond St S, file numbers D09-04-2023 & D14-12-2023.

Submission materials can be found at the following link: <https://files.thorold.ca/s/pdcSbgJimpkDYX6>

Kindly forward your comments to this email address (ashley.damico@thorold.ca) by the end of the day on February 20th, 2024

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

Kind regards,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca

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CITY OF THOROLD BUILDING COMMENTS

Ashley D'Amico

From: Ben Hiebert
Sent: February 20, 2024 2:40 PM
To: Ashley D'Amico
Subject: 75 Ormond St S - OPA/ZBA

Building has no comments at this time.
Building will be providing comments at the Site Plan Application stage.
Thanks



Ben Hiebert C. Tech

Building Inspector, Plans Examiner
Planning and Development Services

City of Thorold

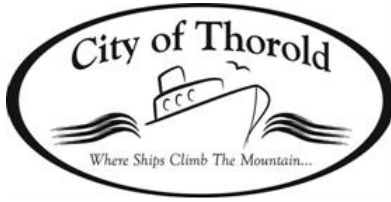
905-227-6613 x257

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

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CITY OF THOROLD ENGINEERING COMMENTS



City of Thorold
Public Works Department
905-227-6613

To: Q9 Planning + Design
From: Frankie Sica
Subject: 75 Ormond Street S.
Thorold, ON
Date: April 5, 2024

Please be advised that Engineering have reviewed the submission and have provided the following comments:

Watermain:

- The new private hydrant within the development shall be designed and installed to meet both the Ontario Building Code (OBC) and NFPA requirements. The location of any existing hydrant in close proximity to the development will need to be shown on the servicing plan.
- The proposed booster pump and new hydrant to be installed shall also be designed/installed to eliminate the potential for back flow occurrences to the City's system. A confirmation that the required flow test have been completed will need to be included in the next submission.
- Water meter with backflow preventer shall also be installed at the property line.
- The existing ductile iron watermain shall be removed as stated in the functional servicing report.

Sanitary:

- The City's preference will be to connect the proposed 200mm diameter sanitary sewer to the existing regional maintenance hole per the Region's permission.

Storm:

- Stormwater management quantity and quality control systems shall be designed to meet the pre-development conditions.

Road:

- Implement an all-way stop control at Ormond Street South and the proposed site access as per Traffic Movement Report

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

Frankie Sica, EIT
Engineering Technician I, Engineering Division
frankie.sica@thorold.ca
(905) 227-6613 Ext. 307

c.c. Ugo Obiako, M.Eng., CET., P.Eng.
Project Manager, Engineering Division
Ugo.Obiako@thorold.ca
(905) 227-6613 Ext. 294



CITY OF THOROLD FIRE AND EMERGENCY SERVICES COMMENTS

Ashley D'Amico

From: Vince Giovannini
Sent: February 20, 2024 1:17 PM
To: Ashley D'Amico
Subject: FW: Request for Agency Comments - 75 Ormond St S - OPA/ZBA

Good afternoon Ashley, we have reviewed the submitted application for the Official Plan Amendment/Zoning By-law Amendment at 75 Ormond St South and have no objection / comments at this time.

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

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

From: FPO <FPO@thorold.ca>
Sent: Wednesday, January 31, 2024 9:25 AM
To: Vince Giovannini <Vince.Giovannini@thorold.ca>
Subject: FW: Request for Agency Comments - 75 Ormond St S - OPA/ZBA

FYI



Terry Dixon

Fire Chief, CEMC
Fire and Emergency Services
City of Thorold
905-227-6613 x262
P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON., L2V 4A7
www.thorold.ca

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

From: Ashley D'Amico <Ashley.DAmico@thorold.ca>
Sent: Tuesday, January 30, 2024 3:10 PM
To: Cheryl.Tansony@ontario.ca; tlennard@npca.ca; mbirbeck@npca.ca; smastroianni@npca.ca; tproks@npca.ca; Abby.LaForme@mncfn.ca; Jason Simpson <Jason.Simpson@thorold.ca>; Ben Hiebert <Ben.Hiebert@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Haesun Jung <Haesun.Jung@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; FPO <FPO@thorold.ca>; andrew.carrigan@canadapost.ca; Neave.Constantine@ontario.ca; peter.deluca@ontario.ca; Siavash.Amirpour@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; Alex.Boekestyn@niagararegion.ca; devtplanningapplications@niagararegion.ca; sue.mabee@dsbn.org; kathy.levinski@ncdsb.com; Alexsandria.pasquinismith@ncdsb.com; planning@ncdsb.com; realestate@seaway.ca;

network.info@horizonutilities.com; circulations@wsp.com; mike.embleton@cogeco.com;
municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com;
executivevp.lawanddevelopment@opg.com; newdevelopment@rci.rogers.com; TCEnergy@mhbcplan.com

Cc: Marc Davidson <Marc.Davidson@thorold.ca>

Subject: Request for Agency Comments - 75 Ormond St S - OPA/ZBA

Good afternoon,

At the below link, please find the application and associated materials submitted for the Official Plan Amendment/Zoning By-law Amendment application at 75 Ormond St S, file numbers D09-04-2023 & D14-12-2023.

Submission materials can be found at the following

link: <https://files.thorold.ca/s/pdcSbgJimpkDYX6>

Kindly forward your comments to this email address (ashley.damico@thorold.ca) by the end of the day on February 20th, 2024

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

Kind regards,
Ashley



Ashley D'Amico

Development Coordinator

Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca



COGECO COMMENTS

Ashley D'Amico

From: Mike Embleton <mike.embleton@cogeco.com>
Sent: February 1, 2024 8:36 AM
To: Ashley D'Amico
Subject: Re: Request for Agency Comments - 75 Ormond St S - OPA/ZBA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ashley,

Cogeco has no comment on this application.

Thank you,
Mike

On Tue, Jan 30, 2024 at 3:09 PM Ashley D'Amico <Ashley.DAmico@thorold.ca> wrote:

Good afternoon,

At the below link, please find the application and associated materials submitted for the Official Plan Amendment/Zoning By-law Amendment application at 75 Ormond St S, file numbers D09-04-2023 & D14-12-2023.

Submission materials can be found at the following link: <https://files.thorold.ca/s/pdcSbgJimpkDYX6>

Kindly forward your comments to this email address (ashley.damico@thorold.ca) by the end of the day on February 20th, 2024

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

Kind regards,

Ashley



Ashley D'Amico

Development Coordinator

Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca



ENBRIDGE COMMENTS

Ashley D'Amico

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: February 6, 2024 8:52 AM
To: Ashley D'Amico
Subject: RE: Request for Agency Comments - 75 Ormond St S - OPA/ZBA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Jasleen Kaur

Municipal Planning Coordinator
Engineering

ENBRIDGE

TEL: 437-929-8083

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: Ashley D'Amico <Ashley.DAmico@thorold.ca>

Sent: Tuesday, January 30, 2024 3:10 PM

To: Cheryl.Tansony@ontario.ca; tlennard@npca.ca; mbirbeck@npca.ca; smastroianni@npca.ca; tproks@npca.ca; Abby.LaForme@mncfn.ca; Jason Simpson <Jason.Simpson@thorold.ca>; Ben Hiebert <Ben.Hiebert@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Haesun Jung <Haesun.Jung@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; FPO <FPO@thorold.ca>; andrew.carrigan@canadapost.ca; Neave.Constantine@ontario.ca; peter.deluca@ontario.ca; Siavash.Amirpour@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; Alex.Boekestyn@niagararegion.ca; devtplanningapplications@niagararegion.ca; sue.mabee@dsbn.org; kathy.levinski@ncdsb.com; Alexandria.pasquinismith@ncdsb.com; planning@ncdsb.com; realestate@seaway.ca; network.info@horizonutilities.com; circulations@wsp.com; mike.embleton@cogeco.com; Municipal Planning <MunicipalPlanning@enbridge.com>; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; newdevelopment@rci.rogers.com; TCEnergy@mhbcplan.com

Cc: Marc Davidson <Marc.Davidson@thorold.ca>

Subject: [External] Request for Agency Comments - 75 Ormond St S - OPA/ZBA

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,

At the below link, please find the application and associated materials submitted for the Official Plan Amendment/Zoning By-law Amendment application at 75 Ormond St S, file numbers D09-04-2023 & D14-12-2023.

Submission materials can be found at the following link: <https://files.thorold.ca/s/pdcSbgJimpkDYX6>

Kindly forward your comments to this email address (ashley.damico@thorold.ca) by the end of the day on February 20th, 2024

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

Kind regards,
Ashley



Ashley D'Amico

Development Coordinator

Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca



HYDRO ONE COMMENTS

Ashley D'Amico

From: BRISCALL Quinn <Quinn.Briscall@HydroOne.com>
Sent: February 12, 2024 12:34 PM
To: Ashley D'Amico
Cc: JOHNSTONE Sonja
Subject: FW: Request for Agency Comments - 75 Ormond St S - OPA/ZBA-303436456

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ashley,

I have reviewed the application and associated materials submitted for the Official Plan Amendment/Zoning By-law Amendment application at 75 Ormond St S, file numbers D09-04-2023 & D14-12-2023.

On behalf of Hydro One, I do not see any issues or concerns with what has been proposed.

Thank you for keeping us in the loop.

Much appreciated,

Quinn Briscall

Supervising Distribution Engineering Technician
Thorold Operations Centre (TH1)
Hydro One Networks Inc.
Cell: (905)-932-6605
Email: quinn.briscall@hydroone.com

From: JOHNSTONE Sonja <Sonja.Johnstone@HydroOne.com>
Sent: Thursday, February 8, 2024 7:56 AM
To: BRISCALL Quinn <Quinn.Briscall@HydroOne.com>
Subject: FW: Request for Agency Comments - 75 Ormond St S - OPA/ZBA-303436456

Hi Quinn,

This is scheduled for next week to you 😊



Sonja Johnstone
Lines Customer Support Clerk
Hydro One Networks Inc.
Simcoe Field Business Centre
Phone: (866) 557-9551
Email: Sonja.Johnstone@hydroone.com



From: Ashley D'Amico <Ashley.DAmico@thorold.ca>

Sent: Tuesday, January 30, 2024 3:10 PM

To: Cheryl.Tansony@ontario.ca; tlennard@npca.ca; mbirbeck@npca.ca; smastroianni@npca.ca; tproks@npca.ca; Abby.LaForme@mncfn.ca; Jason Simpson <Jason.Simpson@thorold.ca>; Ben Hiebert <Ben.Hiebert@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Haesun Jung <Haesun.Jung@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; FPO <FPO@thorold.ca>; andrew.carrigan@canadapost.ca; Neave.Constantine@ontario.ca; peter.deluca@ontario.ca; Siavash.Amirpour@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; Alex.Boekestyn@niagararegion.ca; devtplanningapplications@niagararegion.ca; sue.mabee@dsvn.org; kathy.levinski@ncdsb.com; Alexandria.pasquinismith@ncdsb.com; planning@ncdsb.com; realestate@seaway.ca; network.info@horizonutilities.com; circulations@wsp.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; ZONE 2 SCHEDULING <Zone2Scheduling@HydroOne.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; executivevp.lawanddevelopment@opg.com; newdevelopment@rci.rogers.com; TCEnergy@mhbcplan.com

Cc: Marc Davidson <Marc.Davidson@thorold.ca>

Subject: Request for Agency Comments - 75 Ormond St S - OPA/ZBA

Some people who received this message don't often get email from ashley.damico@thorold.ca. [Learn why this is important](#)

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good afternoon,

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

Kind regards,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca



MINISTRY OF TRANSPORTATION ONTARIO COMMENTS

Ashley D'Amico

From: Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>
Sent: February 7, 2024 11:23 AM
To: Ashley D'Amico
Cc: Amirpour, Siavash (MTO)
Subject: RE: Request for Agency Comments - 75 Ormond St S - OPA/ZBA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ashley,

Re: **Request for Agency Comments - 75 Ormond St S - OPA/ZBA**

Application Reference: **75 Ormond St S - OPA/ZBA – Highway 58**

Application Address: **75 Ormond St S, Thorold, Ontario**

Purpose: **Residential zoning**

MTO is supportive of the zoning in principle. The following comments highlight MTO's typical comments/concerns for future a Site Plan Application.

Please accept these comments as “preliminary”, as the ministry reserves the right to provide formal comments, once the full-size plans and required reports are submitted for our review.

General Site Plan comments:

- The subject site is within MTO's Permit Control Area and as such, MTO Site Plan Approval and an MTO Permits will be required prior to any construction activities.
- As part of the review and approval process the applicant will be required to submit copies of a detailed Site Plan, Master SWMR, Site Servicing and Grading Plans prepared by a Licensed Professional Engineer.
- Please have the proponent confirm the reports have been carried out by RAQS approved contractors/consultants. All works within the Provincial right-of-way shall be carried out by RAQS qualified contractors.

Please note that ministry requires all drainage submissions to be also provided electronically. Regarding acceptable electronic transfer of files to MTO, the following applies:

- **Format - PDF**
- Currently electronic files can be sent in:
 - Using an **FTP (File Transfer Protocol) website**.

Using **E-mail**, if the file is small enough, it can be e-mailed. (Zipped documents are acceptable)

- MTO requires a Brief/Letter from the Traffic consultant to describe the general criteria of the anticipated traffic.

Please be aware that MTO has the right to request a more detailed (Master) Traffic Impact Study should the brief/letter be deemed insufficient upon review.

- Any noise mitigation is the responsibility of the land-owner which includes the design and implementation. The Ministry will not be held liable for noise attenuation next to the highway which also includes its maintenance and upkeep.
- The proponent is required to submit a copy of the Photometric Lighting Plan (in metric LUX units) for MTO review and approval. The plan must illustrate proposed lighting and any light spillage on the Highway 58 & associated service roads ROW.
- All plans and reports must be stamped and signed and circulated to the MTO through municipal site plan application process for a formal review and comments.
- The Applicant should be advised that they cannot apply for the MTO Permit until the Site Plan has been approved by MTO and the Municipality.

MTO looks forward to working together with the stakeholders during the Site Plan Application Process to reach amenable solutions that satisfy all parties

Thanks,

Peter DeLuca | Corridor Management Planner (East)
Highway Corridor Management Section | Central Operations | Ministry of Transportation
159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7
Telephone: 647 248-8548 | Email: peter.deluca@ontario.ca

From: Ashley D'Amico <Ashley.DAmico@thorold.ca>

Sent: January 30, 2024 3:10 PM

To: Tansony, Cheryl (MNRF) <Cheryl.Tansony@ontario.ca>; tlennard@npca.ca; mbirbeck@npca.ca; smastroianni@npca.ca; Thomas Proks <tproks@npca.ca>; Abby.LaForme@mncfn.ca; Jason Simpson <Jason.Simpson@thorold.ca>; Ben Hiebert <Ben.Hiebert@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Haesun Jung <Haesun.Jung@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; FPO <FPO@thorold.ca>; andrew.carrigan@canadapost.ca; Constantine, Neave (MTO) <Neave.Constantine@ontario.ca>; Deluca, Peter (MTO) <Peter.Deluca@ontario.ca>; Amirpour, Siavash (MTO) <Siavash.Amirpour@ontario.ca>; proximity@cn.ca; aaron.white@giorail.com; Alex.Boekestyn@niagararegion.ca; devtplanningapplications@niagararegion.ca; Mabee, Sue <sue.mabee@dsbn.org>; kathy.levinski@ncdsb.com; Pasquini-Smith, Alexandria <Alexandria.PasquiniSmith@ncdsb.com>; planning@ncdsb.com; realestate@seaway.ca; network.info@horizonutilities.com; circulations@wsp.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; newdevelopment@rci.rogers.com; TCEnergy@mhbcpplan.com

Cc: Marc Davidson <Marc.Davidson@thorold.ca>

Subject: Request for Agency Comments - 75 Ormond St S - OPA/ZBA

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Kindly forward your comments to this email address (ashley.damico@thorold.ca) by the end of the day on February 20th, 2024

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

Kind regards,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca



NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS

Ashley D'Amico

From: Meghan Birbeck <mbirbeck@npca.ca>
Sent: February 6, 2024 3:27 PM
To: Ashley D'Amico
Cc: Taran Lennard
Subject: NPCA comment regarding - 75 Ormond St S - OPA/ZBA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ashley,

Thank you for including the NPCA on the circulation of the OPA/ZBA applications for 75 Ormond St S.

Please note that there are no NPCA regulated lands on the subject property.

As such, the NPCA offers no concerns and will not require any fees or further circulation of the subject application.

Best,
Meghan



Meghan Birbeck (MS)
Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor | Welland, ON L3C 3W2

905.788.3135 Ext 278

www.npca.ca

mbirbeck@npca.ca

From: Ashley D'Amico <Ashley.DAmico@thorold.ca>
Sent: Tuesday, January 30, 2024 3:10 PM
To: Cheryl.Tansony@ontario.ca; Taran Lennard <tlennard@npca.ca>; Meghan Birbeck <mbirbeck@npca.ca>; Sarah Mastroianni <smastroianni@npca.ca>; Thomas Proks <tproks@npca.ca>; Abby.LaForme@mncfn.ca; Jason Simpson <Jason.Simpson@thorold.ca>; Ben Hiebert <Ben.Hiebert@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Haesun Jung <Haesun.Jung@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; FPO <FPO@thorold.ca>; andrew.carrigan@canadapost.ca; Neave.Constantine@ontario.ca; peter.deluca@ontario.ca; Siavash.Amirpour@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; Alex.Bokestyn@niagararegion.ca; devtplanningapplications@niagararegion.ca; sue.mabee@dsbn.org; kathy.levinski@ncdsb.com; Aleksandria.pasquinismith@ncdsb.com; planning@ncdsb.com; realestate@seaway.ca; network.info@horizonutilities.com; circulations@wsp.com; mike.embleton@cogeco.com; municipalplanning@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; newdevelopment@rci.rogers.com; TCEnergy@mhbclplan.com
Cc: Marc Davidson <Marc.Davidson@thorold.ca>
Subject: Request for Agency Comments - 75 Ormond St S - OPA/ZBA

Good afternoon,

At the below link, please find the application and associated materials submitted for the Official Plan Amendment/Zoning By-law Amendment application at 75 Ormond St S, file numbers D09-04-2023 & D14-12-2023.

Submission materials can be found at the following link: <https://files.thorold.ca/s/pdcSbgJimpkDYX6>

Kindly forward your comments to this email address (ashley.damico@thorold.ca) by the end of the day on February 20th, 2024

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

Kind regards,
Ashley



Ashley D'Amico

Development Coordinator
Development Services

City of Thorold

905-227-6613 x316

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

www.thorold.ca

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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

February 27, 2024

Region Files: D.10.09.OPA-24-0006
D.18.09.ZA-24-0013

Ashley D'Amico
Development Coordinator
City of Thorold
3540 Schmon Parkway
Thorold, ON L2V 4A7

Dear Ms. D'Amico:

**Re: Regional and Provincial Comments
Official Plan and Zoning By-law Amendment
City Files: D14-12-2023 and D09-04-2023
Owner: Jian Cheng Zhou
Agent: Q9 Planning + Design (Dayna Edwards)
75 Ormond Street South
City of Thorold**

Staff of the Regional Growth Strategy and Economic Development Department has reviewed the Local Official Plan Amendment and Zoning By-law Amendment Applications for 75 Ormond Street South located in the City of Thorold. The Applicant is proposing to redevelop the site to include a 275-unit multiple residential development with surface and underground parking and communal amenity space. The applications were received with fees on January 30th, 2024.

The Official Plan Amendment is required to permit the proposed density of 399 units/hectare which exceeds the maximum of 120 units/hectare within the Urban Living Area as designated in the City of Thorold Official Plan.

The Zoning By-law Amendment application is required to rezone the lands from Residential Fourth Density Site Specific six (6) to a new site-specific zone to permit an increased height and density of 15 stories and 399 units/hectare, respectively. Site-specific lot area, yard setbacks, and parking rate provisions are also proposed.

A pre-consultation meeting for this proposal was held on October 6, 2022, with a follow-up meeting on July 19, 2023. Additionally, the subject property was previously subject to an Official Plan and Zoning By-law Amendment Application in 2018 to designate the

lands from General Commercial to Urban Living Area and rezoned from Neighbourhood Commercial and Institution to a site specific Residential Fourth Density zone.

The following comments are provided to assist the City of Thorold with their review of the proposed Official Plan and Zoning By-law Amendment Applications.

Provincial and Regional Policies

The Provincial Policy Statement (“PPS”) identifies the subject lands within a Settlement Area, while A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) and the Niagara Official Plan (“NOP”) designate the site as Delineated Built-up Area. The PPS, NOP and Growth Plan also contain policies that direct the majority of growth and development to Settlement Areas, support intensification, and provide for an appropriate range of housing types and densities required to meet the social and physical well-being of current and future residents. The NOP permits a full range of residential, commercial, and industrial uses within the Urban Area, subject to the availability of adequate municipal services and infrastructure.

Further, Chapter 2 of the NOP states that a minimum of 60 percent of all residential development occurring annually across the Niagara Region will be within Delineated Built-up Areas. Accordingly, the NOP sets out a minimum residential intensification target of 25 percent for the City of Thorold. Additionally, the NOP states that development in urban areas will support opportunities for transit-supportive development.

Regional staff has reviewed the Planning Justification Report prepared by Q9 Planning + Design (dated November 16, 2023) and is generally supportive of the proposed development. As such staff is satisfied that the proposed development is consistent with the PSS and conforms to the Growth Plan and NOP, subject to the comments below.

Archaeological Potential

The PPS and NOP provide direction for the conservation of significant cultural heritage and archaeological resources. The subject property is located outside of the area of archaeological potential on Schedule K of the NOP indicating that there is low potential for the discovery of archaeological resources. As such, Regional staff offer no requirements related to archaeological potential.

Noise Study

A Road Traffic and Land Use Compatibility Study (“noise study”) completed by HGC Engineering (dated January 25, 2024) was submitted with the applications to address the potential impacts of transportation related and stationary noise and compatibility with neighbouring industrial uses. The primary sources of noise are road traffic on Ormond Street and Highway 58. Rail traffic on the Gio Rail Thorold Subdivision located 220 metres to the east may be a secondary noise source. The study determined that

future traffic sound levels will exceed the Ministry of Environment, Conservation and Parks' ("MECP") NPC-300 noise guidelines at the façades of the proposed buildings. The noise study recommends that the building be equipped with an alternative means of ventilation to open windows and that appropriate warning clauses are included in the Site Plan or Condominium Agreements to address transportation related noise.

Land Use Compatibility and Stationary Noise

As noted, the subject property is adjacent to a number of industrial and commercial facilities. To the south of Ormond Street are light and medium industrial and retail facilities. The noise study also examined the impacts of stationary noise from the nearby industrial and commercial uses. The results of study indicate that the predicted sound levels, due mainly to the equipment at the iPoly facility (facility operating 24 hours per day manufacturing plastic sheets), located 50 metres from the development as proposed, may exceed the MECP limits at the facades of the proposed building during an assumed worst-case operation scenario, therefore, mitigation is required. Staff notes that the MECP noise guideline does not accept mechanical ventilation as a mitigation measure for stationary noise sources since the criteria apply outside the residential window. The noise study provides two options for noise mitigation as follows:

Option 1

Request the City of Thorold to designate the lands as a Class 4 Area as set out in the NPC-300 Guidelines, which would provide higher daytime and nighttime sound level limits than otherwise permitted in a semi-urban area, for both indoor and outdoor areas. In addition to the designation of Class 4 Area designation, the proposed development will require air conditioning, upgraded glazing construction, and appropriate warning clauses pertaining to the Class 4 acoustic environment. Class 4 area designation is further discussed below.

Option 2

If a Class 4 area designation is not granted by the municipality, facades with sound level excess, should be designed such that there are no windows to noise sensitive spaces for dwelling. As noted in Figure 9 of the noise study, this would include approximately half of the facades of the development, as proposed. Additionally, when detailed floor plans and building elevations are available, the drawing should be reviewed to refine acoustic mitigation requirements.

Class 4

Regional staff notes that, in accordance with NPC-300, formal confirmation of a Class 4 area classification would be issued at the discretion of the land use planning authority (i.e., the City of Thorold), which provides increased dBA thresholds for stationary source noise impacts. As such, the City (as the approval authority) would be required to apply the Class 4 designation.

Additionally, staff will require that a Letter of Reliance from a Professional Acoustical Engineer be provided to confirm that Regional staff can rely on the findings of the submitted Noise Impact Study prepared by HGC Engineering (dated January 25, 2024) as the noise study indicates that any third party should obtain written authorization from HGC Engineering.

Finally, the future Site Plan/Condominium Application should include appropriate warning clauses and conditions as noted above.

Site Condition

A Phase Two Environmental Site Assessment (“ESA”) Update prepared by Hallex Environmental Ltd. (dated March 14, 2023) was submitted. The Phase Two ESA was completed jointly with Soil-Mat Engineers and Consultants to provide environmental and geotechnical data for the redevelopment of the site. Previous Phase One and Two ESA work conducted by Hallex indicated the presence of contaminants within soil and groundwater on the subject site. The most recent Phase Two ESA set out to collect current soil and groundwater data to provide updated information from previous investigations, further refining the extent of soil and groundwater contamination and resulting in a more accurate remedial plan and costing for the Applicant.

As such, the recommended remedial work is required to be completed through future development applications to meet the applicable MECP criteria in order to obtain an RSC.

Additionally, Regional staff will require that a letter of reliance from a Qualified Person that indicates the Niagara Region can rely on the findings of the previously submitted Phase one and two ESA studies. Staff will also require that an RSC is filed on the MECP’s Environmental Site Registry and submitted to the Niagara Region as a condition of the future Site Plan Application/Condominium Agreements.

Servicing

The subject property has a sanitary easement running through the property consisting of a 450mm D Clay and 375mm D PVC sanitary sewer.

The Niagara Region provided the current easement on site for the sewer and has been in several discussions with the developer over the easement. As mentioned in previous discussion, no buildings, structures, or landscaping are to be built on the easement. The plans as submitted indicate basement parking, signs, and landscaping within the easement, which cannot be supported by the Region. Additionally, the easement shown on the plans narrows in at the south end. As per previous information, the current easement is to be shown in accordance with the current easement clearly on all plans. A site plan clearly noting the location of the sewers, watermains, etc. including the limits of the easement is to be submitted with the site plan package.

The plans also show parking/roadway in the easement area as well as one way entrance and exits ramps to parking. The owner is advised that, in the event of any emergency, or future maintenance or construction of the Regional infrastructure, restoration of property shall be made using standard materials provided by the Niagara Region and that any additional restoration will be at the owner's risk and repair.

The owner is also advised that any future maintenance and/or emergency work on the Regional infrastructure could restrict access to the parking lot and access to the building. Niagara Region has no responsibility to accommodate temporary parking during any work and the owner shall be solely responsible for arranging interim parking.

Furthermore, the applicant is advised that any future construction work may generate noise and odour which may occasionally interfere with some activities of the dwelling occupants, and therefore, the inclusion of warning clauses in the site plan agreement and offers of purchase, sale or lease will be provided as part of the site plan process.

The overall engineering plan shows the City storm sewer being moved into the easement. The Region will require cross sections showing the existing sanitary sewers, proposed storm sewer and building basement structure identifying depth, separation distances, etc. for review and approval. These plans can be submitted as part of the Site Plan Application.

A connection to the Regional trunk sewer is required to service the site. A detailed cross section showing the connection will be required, along with a Regional connection permit. As part of the site plan package, staff recommend that the letter from the City be included with the connection permit fee. The overall maintenance of the lateral will be responsibility of the owner and conditions will be included in the Site Plan Agreement.

Staff will also require confirmation if shoring/sheet piling will be used to construct the three levels of underground parking.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner brings the waste and recycling to the curbside on the designated pick-up day and that the following limits are not exceeded (based on current waste collection contract):

Multi Residential

- Green – no limit (weekly)
- Waste – 2 bag/can limit per unit to a max of 24 bag/cans per building (bi-weekly)
- Curbside collection only

Based on the size and nature of the proposed development, waste collection services for the site would be the responsibility of the owner through a private contractor and not Niagara Region. The future Site Plan Application is to include the intention for collection for the site.

Additionally, Circular Materials Ontario are responsible for the delivery of residential Blue / Grey Box recycling collection services. The most up to date information regarding recycling can be found using the following link:
<https://www.circularmaterials.ca/resident-communities/niagara-region/>

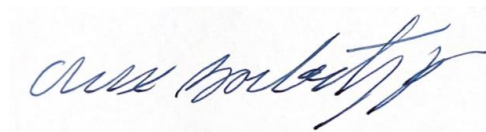
Conclusion

In conclusion, Regional staff does not object to the proposed Zoning By-law Amendment and Official Plan Amendment Applications as the proposal is consistent with the PPS and conforms to Provincial and Regional policies. The conditions and requirements outlined in the comments are to be addressed through future Site Plan application. The Applicant is advised that the future Site Plan Application should address the Region's comments and requirements as outlined in this letter.

In accordance with NOP policy 7.4.1.6 the Local Official Plan Amendment as proposed is exempted from Regional approval as the application is consistent with Provincial policy and is in conformity with the NOP. Additionally, 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.

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.

Respectfully,



Alex Boekestyn, M.Sc.
Development Planner

cc: Pat Busnello, MCIP, RPP, Manager of Development Planning, Niagara Region
Susan Dunsmore, P. Eng, Manager Development Engineering, Niagara Region
Jake McGowan, Development Approvals Technician, Niagara Region



ST. LAWRENCE SEAWAY COMMENTS

Ashley D'Amico

From: ALo@seaway.ca on behalf of realestate@seaway.ca
Sent: February 20, 2024 1:56 PM
To: Ashley D'Amico
Cc: PBunnin@seaway.ca; Guy B; KCarey@seaway.ca; realestate@seaway.ca
Subject: RE: Request for Agency Comments - 75 Ormond St S - OPA/ZBA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

De : "Ashley D'Amico" <Ashley.DAmico@thorold.ca>
A : "Cheryl.Tansony@ontario.ca" <Cheryl.Tansony@ontario.ca>, "tlennard@npca.ca" <tlennard@npca.ca>, "mbirbeck@npca.ca" <mbirbeck@npca.ca>, "smastroianni@npca.ca" <smastroianni@npca.ca>, "tproks@npca.ca" <tproks@npca.ca>, "Abby.LaForme@mncfn.ca" <Abby.LaForme@mncfn.ca>, "Jason Simpson" <Jason.Simpson@thorold.ca>, "Ben Hiebert" <Ben.Hiebert@thorold.ca>, "Ugo Obiako" <Ugo.Obiako@thorold.ca>, "Abu Rashed" <Abu.Rashed@thorold.ca>, "Haesun Jung" <Haesun.Jung@thorold.ca>, "Frankie Sica" <Frankie.Sica@thorold.ca>, "Jenny Rodriguez" <Jenny.Rodriguez@thorold.ca>, "FPO" <FPO@thorold.ca>, "andrew.carrigan@canadapost.ca" <andrew.carrigan@canadapost.ca>, "Neave.Constantine@ontario.ca" <Neave.Constantine@ontario.ca>, "peter.deluca@ontario.ca" <peter.deluca@ontario.ca>, "Siavash.Amirpour@ontario.ca" <Siavash.Amirpour@ontario.ca>, "proximity@cn.ca" <proximity@cn.ca>, "aaron.white@giorail.com" <aaron.white@giorail.com>, "Alex.Bokeestyn@niagararegion.ca" <Alex.Bokeestyn@niagararegion.ca>, "devtplanningapplications@niagararegion.ca" <devtplanningapplications@niagararegion.ca>, "sue.mabee@dshn.org" <sue.mabee@dshn.org>, "kathy.levinski@ncdsb.com" <kathy.levinski@ncdsb.com>, "Alexsandria.pasquinismith@ncdsb.com"

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<newdevelopment@rci.rogers.com>, "TCEnergy@mhbcplan.com"
<TCEnergy@mhbcplan.com>

Cc : "Marc Davidson" <Marc.Davidson@thorold.ca>

Date : 2024-01-30 15:09

Objet : Request for Agency Comments - 75 Ormond St S - OPA/ZBA

Good afternoon, At the below link, please find the application and associated materials submitted for the Official Plan Amendment/Zoning By-law Amendment application at 75 Ormond St S, file numbers D09-04-2023 & D14-12-2023. Submission

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

Kind regards,
Ashley

City of Thorold Logo Ashley D'Amico
Development Coordinator
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