



COMMITTEE OF ADJUSTMENT

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

September 4, 2024

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Minor Variance Application D13-24-2024
1970 Polloway Road, Thorold ON
PT TWP LOT 136
2731 000 026 19900

PROPOSAL: An application has been submitted for a minor variance under Section 45(2) of the Planning Act, R.S.O. 1990, c.P.13, as amended, to permit the expansion of the legal non-conforming use established at 1970 Polloway Road, for the purpose of expanding a kennel operation with a 410 square metre addition.

RECOMMENDATION: That Minor Variance Application D13-24-2024 to permit the enlargement to an existing legal non-conforming use **BE APPROVED**.



Figure 1: Location Map

Site Description

The subject lands are located to the south of Barron Road, east of Polloway Road and west of Thorold Townline Road. The lands are currently occupied by an existing dwelling (226 m²), an existing kennel operation (394m²), and 3 accessory structures (513m²). The proponents are requesting to add 410m² to the existing kennel, as shown on the proposed Site Plan (**Appendix 1**).

Background

The property is currently utilized as a dog kennel facility, which has been in continuous use for approximately 18 years. In addition to the kennel facility, there is also a hobby farm on the subject lands.

The lands are currently zoned Agriculture (A) within the City of Thorold Comprehensive Zoning Bylaw 60-2019. The proposed addition to the kennel facility will comply with the setback and parking provisions of the Zoning By-law.

The current kennel use is not permitted within the Agricultural zone according to the City's 60-2019 Zoning Bylaw. However, under the 2140(97) Comprehensive Zoning Bylaw, Kennel was a permitted use. Per the City's 60-2019 Zoning Bylaw, only legally existing buildings and structures in the Agricultural zone may be repaired or renovated provided that the repairs or renovations do not further increase the extent or degree of non-conformity. As the lands, building or structure, on the day the Zoning Bylaw 60-2019 was passed, were lawfully used for a purpose prohibited by the by-law, the existing Agricultural use of the land is considered legal non-conforming. As such, an application under Section 45(2) of the Planning Act, R.S.O. 1990, C.P.13, as amended, for a minor variance to permit the enlargement of the legal non-conforming use has been made.

Staff also note that the site will be subject to site plan control. The site plan control application will deal with specific technical details related to the operation of the facility. Specifically, it will review the proposed traffic, grading and drainage of the site and the location of the proposed structure, in addition to a number of other technical requirements.

MINOR VARIANCE PLANNING ANALYSIS:

This application has been submitted pursuant to Section 45(2) of the *Planning Act*, that provides 'Other Powers' to the Committee of Adjustment including:

- (a) where any lands, building or structure, on the day the by-law was passed, was lawfully used for a purpose prohibited by the by-law, may permit,
 - (i) The enlargement or extension of the building or structure, if the use that was made of the building or structure on the day the by-law was passed, or a use permitted under sub clause (ii) continued until the date of the application to the committee, but no permission may be given to enlarge or extend the building or structure beyond the limits of the land owned and used in connection therewith on the day the by-law was passed, or
 - (ii) The use of such land, building or structure for a purpose that, in the opinion of the committee, is similar to the purpose for which it was used on the day the by-law was passed, if the use for a purpose prohibited by the by-law or

another use for a purpose previously permitted by the committee continued until the date of the application to the committee; or

- (b) where the uses of land, buildings or structures permitted in the by-law are defined in general terms, may permit the use of any land, building or structure for any purpose that, in the opinion of the committee, conforms with the uses permitted in the by-law.

Further to the above noted provisions of the *Planning Act*, there is case law (Fraser v. Rideau Lakes (Township), 2020 Carswell Ontario) which outlines that the test to be applied by the committee is NOT the typical four (4) tests for a minor variance (i.e. is the general intent of the Official Plan and Zoning By-law maintained, are the variances appropriate for the development of the land and are the variances minor). Instead, the committee must determine:

- 1) Whether the proposed expansion is appropriate; and
- 2) Whether it will result in undue adverse impacts on the surrounding neighbourhood.

Finally, under the provisions of the City of Thorold Official Plan (CTOP) Section E2 contemplates non-conforming uses. Specifically Section E2.2 outlines that:

'If a property occupied by a non-conforming use cannot be acquired or the building(s) relocated, the Committee of Adjustment may, without an amendment to this Plan, allow similar or more compatible extensions or changes to a non-conforming use. Prior to such approval, the Committee shall consider the following:

- a) The size of the extension in relation to the existing operation;
- b) Whether the proposed extension is compatible with the character of the surrounding area;
- c) The characteristics of the existing use in relation to noise, vibration, fumes, dust, smoke, odours, lighting and traffic generation and the degree to which any of these factors may be increased or decreased by the extension; and
- d) The possibilities of reducing these nuisances through buffering, building setbacks, landscaping, Site Plan Control and other means to improve the existing situation, as well as minimize the problems from extension.'

Is the proposed expansion appropriate?

The subject property is within Agricultural land use designation in the City's Official Plan. Per Section A2.5 of the City's Official Plan, the goal is to maintain, support and enhance agricultural properties. The expansion to the kennel enhances the use by allowing more space for the existing use.

Section A2.5.2 outlines objectives to encourage diversification by taking advantage of new agricultural opportunities, and diversified activities. Expanding the existing kennel operation supports diversified agricultural opportunities and diversified activities.

In accordance with the policy noted above, the continued use and proposed expansion of the kennel operation are supported by the Agricultural goals and objectives. Therefore, the proposed addition to the kennel meets the general intent of the Official Plan.

As such, staff is of the opinion that the requested variance is appropriate for the development of the land.

Will the application result in undue adverse impacts on the surrounding neighbourhood?

Property owners have a right to reasonable flexibility, evolution, and expansion of legally nonconforming/noncomplying uses, land, building and structures, provided the evolution or expansion does not cause undue adverse impacts on the surrounding neighbourhood.

Given the long standing Agricultural use of the property, the relative size and scale of the proposed expansion, and the continued use of the property for similar purposes for over 18 years with no known conflict or negative impacts, it is planning staff's opinion that the proposed expansion to the existing use is not anticipated to cause undue adverse impacts on the surrounding neighbourhood.

Official Plan Review

Per Section E2.2 of the City's Official Plan, if a property occupied by a non-conforming use cannot be acquired or the building(s) relocated, the Committee of Adjustment may, without an amendment to this Plan, allow similar or more compatible extensions or changes to a non-conforming use. Prior to such approval, the Committee shall consider the following:

- a) The size of the extension in relation to the existing operation;
- b) Whether the proposed extension is compatible with the character of the surrounding area;
- c) The characteristics of the existing use in relation to noise, vibration, fumes, dust, smoke, odours, lighting and traffic generation and the degree to which any of these factors may be increased or decreased by the extension; and,

- d) The possibilities of reducing these nuisances through buffering, building setbacks, landscaping, Site Plan Control and other means to improve the existing situation, as well as minimize the problems from extension.

Once again, given the long standing Agricultural use of the property with no known conflicts or negative impacts, the relative size and scale of the proposed expansion, and the continued use of the property for similar purposes for over 18 years, it is Planning staff's opinion that the proposed expansion to the existing use is not anticipated to cause undue adverse impacts on the surrounding neighbourhood.

COMMENTS:

Agency & Department Comments

The application was circulated to internal departments and external agencies for comments, which are summarized below. A copy of the agency and department comments received are provided in **Appendix 2**.

The following Departments/Agencies provided comments noting no concerns with the proposal: City of Thorold Heritage Advisory Committee (LACAC), Hydro One, Cogeco, City Tax Department, and TransCanada Pipelines Limited, Ministry of Transportation Ontario.

The following Departments/Agencies did not provide comments on the proposal: City Engineering Department, GIO Rail, Bell Canada, Canadian National Railway (CN), Niagara Escarpment Commission, Ontario Power Generation, Trillium Railway, Canada Post, District School Board of Niagara, and Niagara Catholic District School Board.

Thorold Fire and Emergency Services

- The addition to the existing building would require the installation of a fire access route meeting the requirements of the Ontario Building Code.
- Calculations should be performed to determine the water supply for fire fighting activities that would be required for the new total building area, in accordance with the Ontario Building Code.
- Further comments regarding the building code requirements for the proposed construction are not possible without a completed building code matrix and detailed building construction characteristics.

Niagara Peninsula Conservation Authority (NPCA)

- The subject property located at 1970 Polloway Road which currently is occupied by a single detached dwelling, a dog kennel and residential accessory structures has proposed an addition. The proposal is to increase the 394 square metre kennel through construction of a 410 square metre addition.
- The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under Ontario Regulation 155/06 of the Conservation Authorities Act. The NPCA Policy Document: Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority (NPCA policies) provides direction for managing NPCA regulated features.
- The NPCA has reviewed the mapping of ARN 273100002619900 and notes that the property is impacted by NPCA regulated features.
- The subject property contains the following regulated features: a possible unevaluated wetland located along the south boundary that extends to the east boundary of the property line.
- As the proposed development does not encroach on the NPCA regulated features identified (i.e., possible unevaluated wetland), the NPCA has no objections to the proposed development.
- Please be advised that any future development that is within a NPCA regulated area will require NPCA review, approval, and Permits from this office prior to the commencement of any works.

Niagara Region

- Regional Growth Strategy and Economic Development staff do not object to the proposed Minor Variance Application, in principle, as the proposal is consistent with the PPS and conforms to Provincial and Regional policies, provided a Stage 1 Archaeological Assessment as well as any further recommended studies and Ministry acknowledgment letters are submitted at the time of Site Plan Application.

Public Comments

The application was also circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands. At the time of writing of this report, no public comments have been received.

CONCLUSION:

As provided herein, the subject application has demonstrated that the expansion of the legal non-conforming Kennel on the subject property is not anticipated to have an adverse effect and impact on surrounding properties, and is otherwise consistent with the Official Plan, PPS and Growth Plan. It is therefore recommended that application D13-24-2024 as presented **BE APPROVED**, without conditions.

Prepared by:

ORIGINAL SIGNED _____

Jessica Abraham
Planner, Development Services

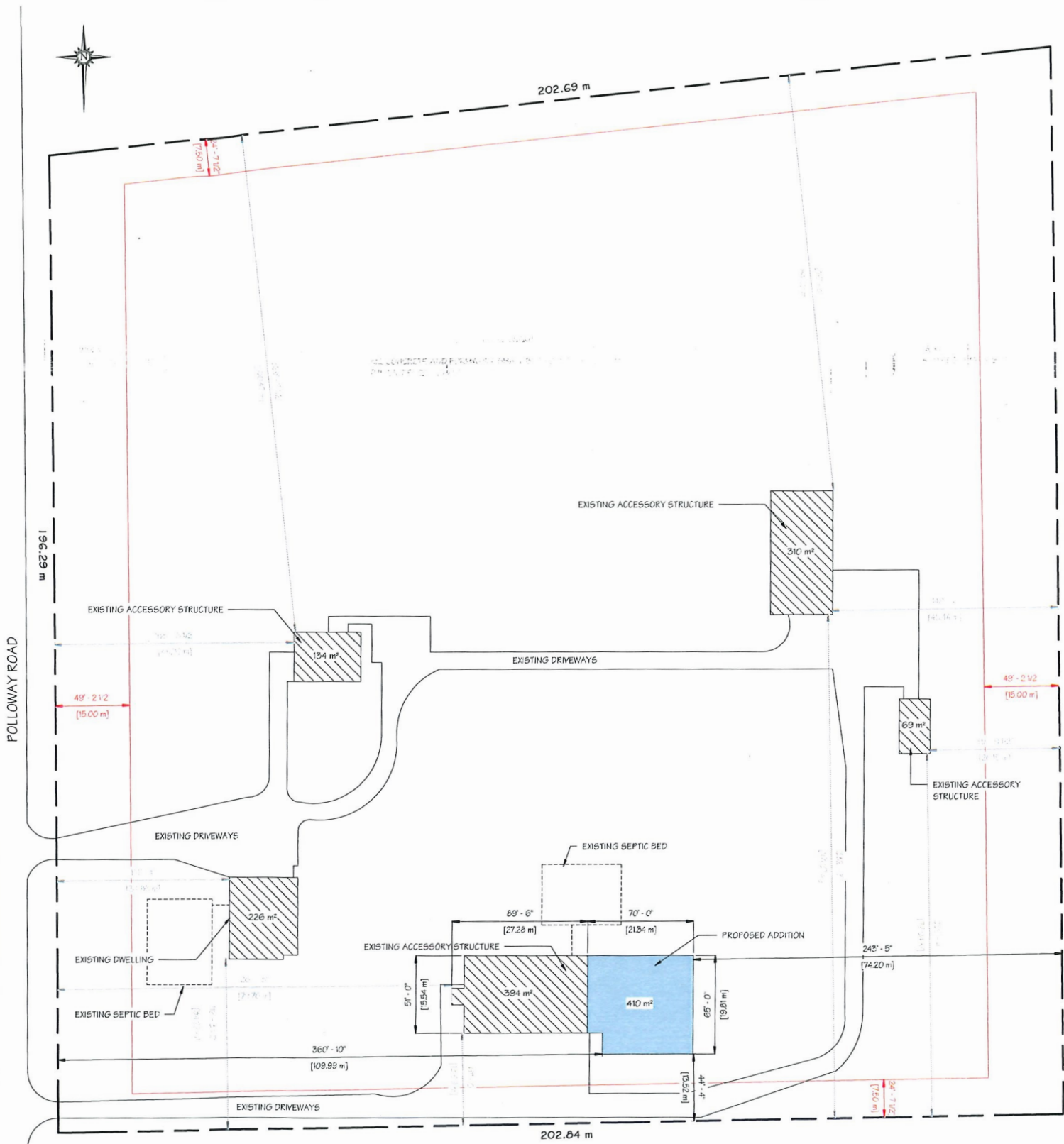
Respectfully Submitted By:

ORIGINAL SIGNED _____

Marc Davidson
Senior Development Planner,
Development Services



Appendix 1: Site Plan



③ SITE SKETCH
1" = 40'-0"



Appendix 2: Agency & Department Comments

Angela Nesbitt

From: Lucy Sacco
Sent: Friday, August 16, 2024 1:43 PM
To: Angela Nesbitt
Subject: RE: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due Friday, September 6th

Hi Angi,
For 2371 Merrittville there is a balance of S.14
MFIPPA overdue. And for 1970 Polloway Rd there is no balance.

Have a good day.

Lucy



Lucy Sacco

Tax Clerk
Finance Department

City of Thorold

905-227-6613 x235

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

www.thorold.ca

From: Angela Nesbitt
Sent: August 16, 2024 1:03 PM
To: Abu Rashed <Abu.Rashed@thorold.ca>; FPO <FPO@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jason Simpson <Jason.Simpson@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Justin Letourneau <Justin.Letourneau@thorold.ca>; Lucy Sacco <Lucy.Sacco@thorold.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>
Subject: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due Friday, September 6th

Good afternoon,

The September 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/2SXgZEmAtyP7KpC> for the minor variance applications listed below:

D13-23-2024	Minor Variance	2371 Merrittville Highway
D13-24-2024	Minor Variance	1970 Polloway Road

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, September 6th, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

Angela Nesbitt

From: Mike Embleton <mike.embleton@cogeco.com>
Sent: Tuesday, August 20, 2024 12:58 PM
To: Angela Nesbitt
Subject: Re: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

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.

Hello Angela,

Cogeco has no commented on either of these minor variances.

D13-23-2024 Minor Variance 2371 Merrittville Highway

D13-24-2024 Minor Variance 1970 Polloway Road

Thanks,
Mike

On Fri, Aug 16, 2024 at 1:02 PM Angela Nesbitt <Angela.Nesbitt@thorold.ca> wrote:

Good afternoon,

The September 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/2SXgZEmAtyP7KpC> for the minor variance applications listed below:

D13-23-2024 Minor Variance 2371 Merrittville Highway

D13-24-2024 Minor Variance 1970 Polloway Road

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, September 6, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk

Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

Angela Nesbitt

From: KAUR, KIRANDEEP (MTO) <KIRANDEEP.KAUR2@ontario.ca>
Sent: Thursday, August 22, 2024 9:44 AM
To: Angela Nesbitt
Subject: RE: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

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.

Hello Angela ,

D13-23-2024	Minor Variance	2371 Merrittville Highway
D13-24-2024	Minor Variance	1970 Polloway Road

The subject properties described above are all located outside the MTO Permit Control Area; therefore, we have no comments.

Thank you.
Best,

Kirandeep Kaur

Corridor Management Officer (Co-op) (Niagara) | Highway corridor Management
Ministry of Transportation | Ontario Public Service
647-625-1342 | Kirandeep.Kaur2@ontario.ca



Taking pride in strengthening Ontario, its places and its people

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>
Sent: Friday, August 16, 2024 1:03 PM
To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare **S. 14 MFIPPA**; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; KAUR, KIRANDEEP (MTO) <KIRANDEEP.KAUR2@ontario.ca>; Ali, Usama (MTO) <Usama.Ali@ontario.ca>; Akhtar, Usman (MTO) <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; Adair, Kendra (MNR) <Kendra.Adair@ontario.ca>; Zirger, Rosi (MNR) <Rosi.Zirger@ontario.ca>; NPCA - Paige Pearson <ppearson@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada Pipelines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>
Subject: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

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

Good afternoon,

The September 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/2SXgZEmAtyP7KpC> for the minor variance applications listed below:

D13-23-2024	Minor Variance	2371 Merrittville Highway
D13-24-2024	Minor Variance	1970 Polloway Road

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, September 6, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

Angela Nesbitt

From: BRISCALL Quinn <Quinn.Briscall@HydroOne.com>
Sent: Thursday, August 29, 2024 9:44 AM
To: Angela Nesbitt
Cc: JOHNSTONE Sonja
Subject: RE: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

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 Angela,

I have reviewed Notices of Hearing and application materials for the minor variance applications listed below:

D13-23-2024	Minor Variance	2371 Merrittville Highway
D13-24-2024	Minor Variance	1970 Polloway Road

In regard to #1970 Polloway Road, I have no issues or concerns with what is being presented. No comments to provide.

In regard to #2371 Merrittville Highway, this customer will need to upgrade their existing service to accommodate this request. Their existing service is overloaded and has failed a few times in the past already. If there are any communications with these customer on your end, please make sure they are aware that there existing service will need to be upgraded. We will do the same if we have any contact with the customer as well.

Please let me know if there are any questions or concerns with any of the information above.

Thank you,

Quinn Briscall

Supervising Distribution Engineering Technician

Hydro One Networks Inc.

Design Services

905.932.6605

Quinn.briscall@HydroOne.com

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Sent: Friday, August 16, 2024 1:03 PM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare **S. 14 MFIPPA**; BRUNTON Brettney <Brettney.Brunton@HydroOne.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; BRISCALL Quinn <Quinn.Briscall@HydroOne.com>; ZONE 2 SCHEDULING <Zone2Scheduling@HydroOne.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; NPCA - Paige Pearson <ppearson@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG

<executivevp.lawanddevelopment@opg.com>; Region - Alex Bokestyn <Alex.Bokestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

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

Good afternoon,

The September 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/2SXgZEmAtyP7KpC> for the minor variance applications listed below:

D13-23-2024	Minor Variance	2371 Merrittville Highway
D13-24-2024	Minor Variance	1970 Polloway Road

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, September 6, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca



Angela Nesbitt

From: Anna O'Hare **S. 14 MFIPPA**
Sent: Tuesday, September 3, 2024 11:00 AM
To: Angela Nesbitt
Subject: Re: Reminder FW: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

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.

Hello Angela,
LACAC Thorold has no comments regarding the items on the Committee of Adjustment's agenda for the September 2024 meeting.
Respectfully,

Anna
Heritage Thorold

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>
Sent: Tuesday, September 3, 2024 9:05 AM
To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@gorail.com>; Heritage Thorold LACAC - Anne O'Hare **S. 14 MFIPPA** Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; NPCA - Paige Pearson <ppearson@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>
Subject: Reminder FW: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

Good day,

Just a follow up reminder regarding the request for Agency Comments regarding the minor variance applications to be heard at the City of Thorold September 2024 Committee of Adjustment meeting, which are **due by 4:00 p.m. on Friday, September 6th, 2024.**

If you have submitted your comments, thank you and no reply is required. If you have not submitted your comments, please do so at your earliest convenience so they can be included in the planning reports.

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

From: Angela Nesbitt

Sent: Friday, August 16, 2024 1:03 PM

To: 'Bell' <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; 'Canada Post' <Andrew.Carrigan@Canadapost.ca>; 'CN' <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; 'Enbridge' <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; 'Heritage Thorold LACAC - Anne O'Hare' <S. 14 MFIPPA>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; 'Hydro One - Land Use Planning' <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; 'MNCFN - Adam LaForme' <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; NPCA - Paige Pearson <ppearson@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

Good afternoon,

The September 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/2SXgZEmAtyP7KpC> for the minor variance applications listed below:

D13-23-2024	Minor Variance	2371 Merrittville Highway
D13-24-2024	Minor Variance	1970 Polloway Road

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, September 6, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

Angela Nesbitt

From: Traviss Ketler
Sent: Tuesday, September 3, 2024 4:43 PM
To: Angela Nesbitt
Subject: RE: Reminder FW: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

Good Afternoon,

I have the following comments regarding the minor variance applications:

D13-23-2024 Minor Variance 2371 Merrittville Highway

No comments.

D13-24-2024 Minor Variance 1970 Polloway Road

1. The addition to the existing building would require the installation of a fire access route meeting the requirements of the Ontario Building Code.
2. Calculations should be performed to determine the water supply for fire fighting activities that would be required for the new total building area, in accordance with the Ontario Building Code.
3. Further comments regarding the building code requirements for the proposed construction are not possible without a completed building code matrix and detailed building construction characteristics.

Thank you,



Traviss Ketler

Fire Prevention Officer
Fire and Emergency Services

City of Thorold

905-227-6613 x313

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: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Sent: September 3, 2024 10:06 AM

To: Abu Rashed <Abu.Rashed@thorold.ca>; FPO <FPO@thorold.ca>; Frankie Sica <Frankie.Sica@thorold.ca>; Jason Simpson <Jason.Simpson@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Justin Letourneau <Justin.Letourneau@thorold.ca>; Lucy Sacco <Lucy.Sacco@thorold.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>

Subject: Reminder FW: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

Importance: High

Good day,

Just a follow up reminder regarding the Request for Comments below regarding the minor variance applications to be heard at the City of Thorold September 2024 Committee of Adjustment meeting, which are **due by 4:00 p.m. on Friday, September 6th, 2024.**

If you have submitted your comments, thank you and no reply is required. If you have not submitted your comments, please do so at your earliest convenience so they can be included in the planning reports.

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

From: Angela Nesbitt

Sent: Friday, August 16, 2024 1:03 PM

To: 'Bell' <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; 'Canada Post' <Andrew.Carrigan@Canadapost.ca>; 'CN' <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; 'Enbridge' <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; 'Heritage Thorold LACAC - Anne O'Hare' <Anne.OHare@heritagethorold.ca>; S. 14 MFIPPA Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; 'Hydro One - Land Use Planning' <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; 'MNCFN - Adam LaForme' <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; NPCA - Paige Pearson <ppearson@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcpplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

Good afternoon,

The September 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/2SXgZEmAtyP7KpC> for the minor variance applications listed below:

D13-23-2024
D13-24-2024

Minor Variance
Minor Variance

2371 Merrittville Highway
1970 Polloway Road

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, September 6, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

Angela Nesbitt

From: TC Energy <tcenergy@mhbcplan.com>
Sent: Wednesday, September 4, 2024 10:01 AM
To: Angela Nesbitt
Subject: RE: Reminder FW: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

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 Angela,

On behalf of TransCanada Pipelines (TCPL), we do not have any comments to provide on the below Committee of Adjustment applications.

Regards,

ALEKSANDRA FRANKOWSKI, BA | Planner

Office Relocation Notice: Please update your records with our new address information: [12 James Street North, Unit 301, Hamilton Ontario L8R 2J9](#).



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

12 James Street North, Unit 301, Hamilton ON, L8R 2J9
T: 905-639-8686 x 224



This communication is intended solely for the named addressee(s) and may contain information that is privileged, confidential, protected or otherwise exempt from disclosure. No waiver of confidence, privilege, protection or otherwise made. If you are not the intended recipient of this communication, please advise us immediately and delete this email without reading, copying, or forwarding it to anyone.

From: Angela Nesbitt <Angela.Nesbitt@thorold.ca>

Sent: September-03-24 10:06 AM

To: Bell <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; Canada Post <Andrew.Carrigan@Canadapost.ca>; CN <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; Enbridge <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; Heritage Thorold LACAC - Anne O'Hare **S. 14 MFIPPA**; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; Hydro One - Land Use Planning <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; MNCFN - Adam LaForme <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; NPCA - Paige Pearson <ppearson@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines

<sritchie@stcatharines.ca>; TC Energy <tcenergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Reminder FW: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

Importance: High

Good day,

Just a follow up reminder regarding the request for Agency Comments regarding the minor variance applications to be heard at the City of Thorold September 2024 Committee of Adjustment meeting, which are **due by 4:00 p.m. on Friday, September 6th, 2024.**

If you have submitted your comments, thank you and no reply is required. If you have not submitted your comments, please do so at your earliest convenience so they can be included in the planning reports.

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

From: Angela Nesbitt

Sent: Friday, August 16, 2024 1:03 PM

To: 'Bell' <circulations@wsp.com>; Bell ROW <ROWCentre@bell.ca>; 'Canada Post' <Andrew.Carrigan@Canadapost.ca>; 'CN' <proximity@cn.ca>; Cogeco - Mike Embleton <mike.embleton@cogeco.com>; District School Board of Niagara <planning@dsbn.org>; 'Enbridge' <MunicipalPlanning@enbridge.com>; GIO Rail <aaron.white@giorail.com>; 'Heritage Thorold LACAC - Anne O'Hare' <S. 14 MFIPPA>; Hydro One - Brettney Brunton <brettney.brunton@hydroone.com>; 'Hydro One - Land Use Planning' <landuseplanning@hydroone.com>; Hydro One - Quinn Briscall <Quinn.Briscall@HydroOne.com>; Hydro One - Zone 2 scheduling <zone2scheduling@hydroone.com>; 'MNCFN - Adam LaForme' <Adam.LaForme@mncfn.ca>; MTO - Kirandeep Kaur <KIRANDEEP.KAUR2@ontario.ca>; MTO - Usama Ali <Usama.Ali@ontario.ca>; MTO - Usman Akhtar <Usman.Akhtar@ontario.ca>; NCDSB <Planning@ncdsb.com>; NEC - Kendra Adair <Kendra.Adair@ontario.ca>; NEC - Rosi Zirger <rosi.zirger@ontario.ca>; NPCA - Paige Pearson <ppearson@npca.ca>; NPCA - Sarah Mastroianni <smastroianni@npca.ca>; NPCA Taran Lennard <tlennard@npca.ca>; OPG <executivevp.lawanddevelopment@opg.com>; Region - Alex Boekestyn <Alex.Boekestyn@niagararegion.ca>; Region - Development Planning <devtplanningapplications@niagararegion.ca>; St. Catharines <sritchie@stcatharines.ca>; TransCanada PipeLines (MHBC on behalf of) <TCEnergy@mhbcplan.com>; Trillium Railway <aaron.white@trilliumrailway.com>

Subject: Request for comments - Committee of Adjustment - SEPTEMBER 2024 - Due by Friday, September 6th

Good afternoon,

The September 2024 Committee of Adjustment Notices of Hearing and application materials can be found here - <https://files.thorold.ca/s/2SXgZEmAtyP7KpC> for the minor variance applications listed below:

D13-23-2024
D13-24-2024

Minor Variance
Minor Variance

2371 Merrittville Highway
1970 Polloway Road

Please review and provide comments to the undersigned **on or before 4:00 p.m. on Friday, September 6, 2024.**

Thanking you in advance.

Respectfully,



Angela Nesbitt ACST-A

Planning Clerk
Development Services

City of Thorold

905-227-6613 x259

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

www.thorold.ca

September 4, 2024

VIA EMAIL ONLY

Committee of Adjustment
Planning and Development Services Department
City of Thorold
3540 Schmon Parkway, P.O. Box 1044
Thorold, ON L2V 4A7

Attention: Angela Nesbitt, Secretary Treasurer of the Committee of Adjustment

Subject: Application for Minor Variance, D13-24-2024
Coutu Holdings o/a Meadowview Pet Resort Inc.
1970 Polloway Road, Part of Township Lot 136
Thorold ON
ARN 273100002619900

To the Committee of Adjustment,

Further to your request for comments for the consent for the above noted property, the Niagara Peninsula Conservation Authority (NPCA) can offer the following.

The subject property located at 1970 Polloway Road which currently is occupied by a single detached dwelling, a dog kennel and residential accessory structures has proposed an addition. The proposal is to increase the 394 square metre kennel through construction of a 410 square metre addition.

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under Ontario Regulation 155/06 of the Conservation Authorities Act. The NPCA Policy Document: Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority (NPCA policies) provides direction for managing NPCA regulated features.

The NPCA has reviewed the mapping of **ARN 273100002619900** and notes that the property is impacted by NPCA regulated features.

The subject property contains the following regulated features: a possible unevaluated wetland located along the south boundary that extends to the east boundary of the property line.

As the proposed development does not encroach on the NPCA regulated features identified (i.e., possible unevaluated wetland), the NPCA has no objections to the proposed development.

Please be advised that any future development that is within a NPCA regulated area will require NPCA review, approval, and Permits from this office prior to the commencement of any works.



3350 Merrittville Hwy. Unit 9
Thorold Ontario L2V 4Y6
905.788.3135 | info@npca.ca | npca.ca

I trust the above will be of assistance to you. Please do not hesitate to call should you have any further questions in this matter.

Yours truly,

A handwritten signature in black ink, appearing to read "Paige Pearson", with a large, stylized initial "P" that loops around the first few letters.

Paige Pearson
Watershed Planner
(905) 788-3135, ext. 205
ppearson@npca.ca