

RE: Allanburg Estates plan

Sean Dunsmore

Tue 11/17/2020 3:14 PM

To: Julie Hannah <Julie.Hannah@thorold.ca>;

Julie,

Yes we will not require a TIS for this subdivision.

Sean

From: Julie Hannah <Julie.Hannah@thorold.ca>
Sent: November 17, 2020 3:08 PM
To: Sean Dunsmore <Sean.Dunsmore@thorold.ca>
Subject: Allanburg Estates plan

Hi Sean,

Attached is the draft plan for Allanburg Estates for your reference.

Julie

Re: Allanburg Estates- Notice of Complete Application and Public Mtg (Comments- by Friday Dec. 11th)

Doug Crown <doug.crown@cogeco.com>

Fri 11/20/2020 1:17 PM

To: Julie Hannah <Julie.Hannah@thorold.ca>;

Cc: Andrew Carrigan <Andrew.Carrigan@canadapost.ca>; Bell Canada <circulations@mmm.ca>; DSBN- Sue Mabey <sue.mabee@dsbn.org>; Earl, Lindsay <lindsay.earl@niagararegion.ca>; Enbridge <MunicipalPlanning@enbridge.com>; Hydro One- Chris Boehm (Supervising Distribution Tech) <chris.boehm@hydroone.com>; Hydro One- Land Use Planning- structures <landuseplanning@hydroone.com>; Hydro One-field business centre <zone2scheduling@hydroone.com>; Jason Simpson <Jason.Simpson@thorold.ca>; Lucy Sacco <Lucy.Sacco@thorold.ca>; Mississauga First Nation- Fawn Sault <fawn.sault@mncfn.ca>; NCDSB- Scott Whitwell <scott.whitwell@ncdsb.com>; Nicolas Godfrey (NPCA) <ngodfrey@npca.ca>; OPG (executive VP) <executivevp.lawanddevelopment@opg.com>; proximity@cn.ca <proximity@cn.ca>; Region- Dev Planning Applications <devtplanningapplications@niagararegion.ca>; Sarah Mastroianni <smastroianni@npca.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Vince Giovannini <Vince.Giovannini@thorold.ca>;

Hi Julie
Cogeco has no issues or concerns with this application.

Thanks

Doug Crown

Network Planning Department

7170 Mcleod Rd

Niagara Falls Ont Canada

[Doug.crown@cogeco.com](mailto:doug.crown@cogeco.com)

T 289-296-6266 Ext 8434 | C 905-401-9967

On Fri, Nov 20, 2020 at 11:40 AM Julie Hannah <Julie.Hannah@thorold.ca> wrote:

Good morning,

An application for draft plan of subdivision and zoning by-law amendment has been received for Allanburg Estates.

There are additional documents that will be sent in a separate email.

RE: Allanburg Estates- Notice of Complete Application and Public Mtg (Comments- by Friday Dec. 11th)

Lucy Sacco

Sun 11/22/2020 12:14 PM

To: Julie Hannah <Julie.Hannah@thorold.ca>;

Hi Julie,

There is a current tax balance on 26-217-40 of \$10,717.12.

Thanks

Lucy

From: Julie Hannah

Sent: November 20, 2020 11:39 AM

To: Andrew Carrigan <Andrew.Carrigan@Canadapost.ca>; Bell Canada <circulations@mmm.ca>; Doug Crown <doug.crown@cogeco.com>; DSBN- Sue Mabee <sue.mabee@dsbn.org>; Earl, Lindsay <lindsay.earl@niagararegion.ca>; Enbridge <MunicipalPlanning@enbridge.com>; Hydro One- Chris Boehm (Supervising Distribution Tech) <chris.boehm@hydroOne.com>; Hydro One- Land Use Planning- structures <landuseplanning@hydroone.com>; Hydro One- field business centre <zone2scheduling@hydroOne.com>; Jason Simpson <Jason.Simpson@thorold.ca>; Lucy Sacco <Lucy.Sacco@thorold.ca>; Mississauga First Nation- Fawn Sault <fawn.sault@mncfn.ca>; NCDSB- Scott Whitwell <scott.whitwell@ncdsb.com>; Nicolas Godfrey (NPCA) <ngodfrey@npca.ca>; OPG (executive VP) <executivevp.lawanddevelopment@opg.com>; proximity@cn.ca; Region- Dev Planning Applications <devtplaningapplications@niagararegion.ca>; Sarah Mastroianni <smastroianni@npca.ca>; Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Vince Giovannini <Vince.Giovannini@thorold.ca>

Subject: Allanburg Estates- Notice of Complete Application and Public Mtg (Comments- by Friday Dec. 11th)

Good morning,

An application for draft plan of subdivision and zoning by-law amendment has been received for Allanburg Estates.

There are additional documents that will be sent in a separate email.

Please provide comments by **Friday December 11th**. If comments are not received by that date, and if an extension is not requested, it will be assumed your agency has no comments.

If you need additional information, please let me know.

thanks,

Julie



November 23, 2020

Ms. Julie Hannah, MES, MA, MCIP, RPP
Senior Planner, Planning Services
City of Thorold
3540 Schmon Parkway, PO Box 1044
Thorold, ON L2V 4A7

Dear Ms. Hannah:

RE: Draft Plan of Subdivision & Zoning By-law Amendment – Allanburg Estates

Thank you for circulating the District School Board of Niagara (DSBN) the above noted applications. The applications propose to develop 22 single detached dwellings on a 2.31 hectare site located immediately adjacent to Barron Road. The accompanying application for Zoning By-law Amendment proposes to re-zone the lands accordingly to permit the development.

DSBN Planning staff has completed its review and has no objections to the applications. We request that, as a condition of approval, sidewalks be constructed within the subdivision to facilitate student travel to the school/bus stop locations. At this time, future students from this area would attend Ontario St PS (Gr. JK-8), and Thorold Secondary School (Gr. 9-12).

If you have any questions, feel free to contact me at ext. 54225

Sincerely,

Sue Mabee, MCIP, RPP
Supervisor of Planning

Re: Allanburg Estates- Final study document

Julie Hannah

Tue 11/24/2020 1:04 PM

Sent Items

To: Fawn Sault <Fawn.Sault@mncfn.ca>;

Cc: Megan DeVries <Megan.DeVries@mncfn.ca>;

Hi Fawn,

There was not any archaeological surveys done on the property--the Region indicated in the pre-consultation notes that it was not required.

What does Miigwech mean?

Hope you are doing well--I can't recall if you are based in Peel. If so, it must be quite the change being in lockdown again.

Julie

From: Fawn Sault <Fawn.Sault@mncfn.ca>
Sent: Tuesday, November 24, 2020 12:11:42 PM
To: Julie Hannah
Cc: Megan DeVries
Subject: RE: Allanburg Estates- Final study document

Hi Julie,

Were there any archaeological surveys done on this property? I apologize if I overlooked them but I didn't see any in the reports that you sent.

Miigwech,

Fawn Sault
Consultation Coordinator
Mississaugas of the Credit First Nation
4065 Hwy. 6, Hagersville, NOA 1H0
Website: <http://mncfn.ca/>
Ph: 905-768-4260
Cell: 289-527-6580

From: Julie Hannah <Julie.Hannah@thorold.ca>
Sent: Friday, November 20, 2020 11:41 AM
To: Andrew Carrigan <Andrew.Carrigan@Canadapost.ca>; Bell Canada <circulations@mmm.ca>; Doug Crown <doug.crown@cogeco.com>; DSBN- Sue Mabey <sue.mabey@dsbn.org>; Earl, Lindsay <lindsay.earl@niagararegion.ca>;

November 25, 2020

Julie Hannah, MCIP, RPP
Manager of Planning
City of Thorold

Re: Allanburg Estates

Dear Julie,

This development will receive mail service to centralized mail facilities provided through our Community Mailbox program.

I will specify the conditions which I request to be added for Canada Post Corporation's purposes.

The owner shall complete to the satisfaction of the Director of Engineering of the City of Thorold and Canada Post:

- a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i) that the home/business mail delivery will be from a designated Centralized Mail Box.
 - ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
- b) The owner further agrees to:
 - i) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the subdivision.
 - ii) install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes

- iii) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
- iv) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
- c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you have any questions or concerns regarding these conditions, please contact me.

I appreciate the opportunity to comment on this project.

Regards,

A. Carrigan

Andrew Carrigan
Delivery Services Officer
Andrew.Carrigan@canadapost.ca

RE: Allanburg Estates- Notice of Complete Application and Public Mtg (Comments- by Friday Dec. 11th)

Jason Simpson

Wed 12/2/2020 10:25 AM

To: Julie Hannah <Julie.Hannah@thorold.ca>;

Thank you Julie.
No concerns from the Building Division.

Jason Simpson, CBCO
Chief Building Official
City of Thorold
P.O. Box 1044, 3540 Schmon Parkway
Thorold, Ontario L2V 4A7
P: (905)227-6613 ext. 244
F: (905)227-5590
www.thorold.ca

Due to COVID-19, effective March 18, City Hall is closed to the public. Staff are still available to provide service via email or telephone.

Planning and building applications are still being accepted while closed. Please see the City's [thorold.ca]website for details on how to submit your application.

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From: Julie Hannah <Julie.Hannah@thorold.ca>
Sent: December 2, 2020 9:14 AM
To: Jason Simpson <Jason.Simpson@thorold.ca>
Subject: Re: Allanburg Estates- Notice of Complete Application and Public Mtg (Comments- by Friday Dec. 11th)

Hi Jason,

No problem-- I have attached it for you. Probably easier to find it than with all the other documents.

Julie

From: Jason Simpson
Sent: Wednesday, December 2, 2020 9:12:58 AM
To: Julie Hannah
Subject: RE: Allanburg Estates- Notice of Complete Application and Public Mtg (Comments- by Friday Dec. 11th)

Julie

Is there a draft plan of subdivision that could be forwarded?

RE: Allanburg Estates- additional study documents

Brettney.Brunton@HydroOne.com

Thu 12/10/2020 1:01 PM

To: Julie Hannah <Julie.Hannah@thorold.ca>;

Hi – I don't see any issues with this. Thanks BB

From: Julie Hannah [mailto:Julie.Hannah@thorold.ca]

Sent: Friday, November 20, 2020 11:40 AM

To: Andrew Carrigan; Bell Canada; Doug Crown; DSBN- Sue Mabee; Earl, Lindsay; Enbridge; BOEHM Chris; LANDUSEPLANNING; ZONE 2 SCHEDULING; Jason Simpson; Mississauga First Nation- Fawn Sault; NCDSB- Scott Whitwell; Nicolas Godfrey (NPCA); OPG (executive VP); proximity@cn.ca; Region- Dev Planning Applications; Sarah Mastroianni; Sean Dunsmore; Vince Giovannini

Subject: Allanburg Estates- additional study documents

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



Courier:
185 Clegg Road
Markham, Ontario L6G 1B7

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

December 11, 2020

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

Attention: Julie Hannah

Dear Julie Hannah:

Re: Site Plan Application, Allanburg Estates Ltd
Roll no. 273100002621740
City of Thorold
File: D12-02-2020

Please be advised that Hydro One Networks Inc. ("HONI") has completed a preliminary review of the proposed plan of the above noted site plan application. As the subject property is abutting and/or encroaching onto a HONI high voltage transmission corridor (the "transmission corridor"), HONI does not approve of the proposed site plan application **at this time**, pending review and approval of the required information.

Please be advised that the transmission corridor lands affected by the proposed development and identified as such herein are subject to a statutory right in favour of HONI pursuant to Section 114.5(1) of *The Electricity Act, 1998*, as amended. The owner of these lands is Her Majesty, The Queen In Right of Ontario, as represented by The Minister of Infrastructure ("MOI"). Ontario Infrastructure & Lands Corporation ("OILC") as agent for the Province, must review and approve all secondary land uses such as roads that are proposed on these lands. HONI is currently acting as a service provider to OILC, and undertakes this review on their behalf.

The comments detailed herein **do not** constitute an endorsement of any element of the site plan design or road layout, nor do they grant any permission to access, use, proceed with works on, or in any way alter the transmission corridor lands, without the express written permission of HONI.

Should the developer require any use of and/or access to the transmission corridor at any time, the developer must contact **Jim Oriotis, Sr. Real Estate Coordinator** at **647-938-6261** in order to ensure all of HONI's technical requirements are met to its satisfaction, and acquire any applicable agreements.

The following should be included in the **Site Plan Agreement**:

1. Prior to HONI providing its final approval, the developer must make arrangements satisfactory to HONI for lot grading and drainage. Digital PDF copies of the lot grading and drainage plans (true scale), showing existing and proposed final grades, must be

submitted to HONI for review and approval. The drawings must identify the transmission corridor, location of towers within the corridor and any proposed uses within the transmission corridor. Drainage must be controlled and directed away from the transmission corridor.

2. Any development in conjunction with the site plan must not block vehicular access to any HONI facilities located on the transmission corridor. During construction, there must be no storage of materials or mounding of earth, snow or other debris on the transmission corridor.
3. At the developer's expense, temporary fencing must be placed along the transmission corridor prior to construction, and permanent fencing must be erected along the common property line after construction is completed.
4. The costs of any relocations or revisions to HONI facilities which are necessary to accommodate this site plan will be borne by the developer. The developer will be responsible for restoration of any damage to the transmission corridor or HONI facilities thereon resulting from construction of the site plan.

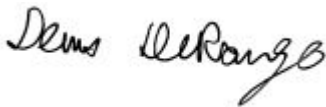
In addition, HONI requires the following be conveyed to the developer as a precaution:

5. The transmission lines abutting the subject lands operate at either 500,000, 230,000 or 115,000 volts. Section 188 of Regulation 213/91 pursuant to the *Occupational Health and Safety Act*, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for 115 kV conductors it is 3 metres (10 feet). It is the developer's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the *Act*. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.

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

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

Yours truly,



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

RE: Allanburg Estates- Notice of Complete Application and Public Mtg (Comments- by Friday Dec. 11th)

Nicholas Godfrey <ngodfrey@npca.ca>

Fri 12/11/2020 1:50 PM

To: Julie Hannah <Julie.Hannah@thorold.ca>;

Good afternoon Julie,

NPCA staff note that there are no NPCA regulated features within the portion of the lands to be developed at this time.

If future development is to be considered, NPCA notes that there are potentially unevaluated wetlands in the southwest portion of the site as well as wetland buffer for the Provincially Significant South Allanburg Slough Forest Wetland Complex. Our office may have additional comment at that time depending on any proposed development adjacent to those features.

Please let me know if you have any questions.

Best,

Nicholas Godfrey, B.URPI, M.A.

Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor, Welland, ON, L3C 3W2
905-788-3135, ext. 278
ngodfrey@npca.ca
www.npca.ca

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][facebook.com/NPCAOntario](https://www.facebook.com/NPCAOntario) & 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: Julie Hannah <Julie.Hannah@thorold.ca>

Sent: November 20, 2020 11:39 AM

To: Andrew Carrigan <Andrew.Carrigan@Canadapost.ca>; Bell Canada <circulations@mmm.ca>; Doug Crown

Planning and Development Services

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

Via Email Only

December 15, 2020

File No's.: D.18.09.ZA-20-0080
D.11.09.SD-20-0044

Julie Hannah, MCIP, RPP
Senior Planner, Planning Services
City of Thorold
3540 Schmon Parkway
P.O. Box 1044
Thorold, ON L2V 4A7

Dear Ms. Hannah,

**Re: Regional and Provincial Comments
Draft Plan of Subdivision –Allanburg Estates
Zoning By-law Amendment and
Agent: Upper Canada Consultants
Applicant: Allanburg Estates Ltd.
Part Unit 15, Plan D-5, Barron Road
City of Thorold**

Regional Planning and Development Services staff has reviewed the above noted applications for a Draft Plan of Subdivision and concurrent Zoning by-law Amendment submitted by Upper Canada Consultants on behalf of Allanburg Estates Ltd. for lands known municipally as Part Unit 15, Plan D-5 on the south side of Barron Road in the City of Thorold. A pre-consultation meeting for these applications was held on November 1, 2018 at City Hall with the Owner, Agent and staff from the Region and City in attendance.

The draft plan of subdivision is to allow for the creation of twenty-two (22) single detached dwellings. The concurrent zoning by-law amendment application proposes to amend the Zoning By-law No. 2140(97) from Residential First Density "R1A" Zone to a site specific "R1A" Zone and to amend the adopted Zoning By-law No. 60 (2019) (under appeal) from Residential 1A "R1A" Zone to a site specific "R1A" Zone. The relief requested from both by-laws is for lot frontage, lot coverage, rear yard setback and to allow covered porches. The R1A zone, in both by-laws, permits single detached dwellings.

The following comments are provided below from a Regional and Provincial perspective to assist the City in considering these applications.

Regional and Provincial Policies

The subject lands are located within a Settlement Area under the *Provincial Policy Statement* (PPS) and designated Greenfield Area under the 2019 *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (Growth Plan). The PPS directs growth to Settlement Areas, and encourages the efficient use of land, resources, infrastructure, and public service facilities that are planned or available. The Growth Plan contains policies that call for development in Greenfield Areas to be planned, designated, zoned and designed in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services. The Growth Plan provides direction of minimum density targets for designated Greenfield Areas (currently, a target of 50 residents and jobs per hectare for Niagara is in effect). Based on the combined unit count for the new lots (22), an average persons per unit rate of 2.59, a work at home factor of 5% (i.e., 5% of units will have one person working from home), and an area of approx. 2.31 hectares (developable area), the proposal will provide a minimum density of approximately 25.1 residents and jobs per hectare. Although the development remains below the 50 residents and jobs per hectare target, Regional staff notes that the City is responsible for ensuring that the difference will be met elsewhere on other Greenfield lands within the municipality. The City may wish to encourage the applicant to consider adding additional housing types (i.e. semis or townhouses) to the proposed single dwelling lots to increase the density of the site and make more efficient use of urban serviced land.

The subject lands are designated Urban Area (Greenfield) in the Regional Official Plan (ROP). A full range of residential, commercial and industrial uses are permitted generally within the Urban Area designation, subject to the availability of adequate municipal services and infrastructure. The ROP promotes higher density development in Urban Areas and supports growth that contributes to the overall goal of providing a sufficient supply of housing that is affordable, accessible, and suited to the needs of a variety of households and income groups in Niagara. The proposal aligns with Regional growth management policies, in principle, by providing consistent lot patterning with that of adjacent residential single family developments (which meets the intent of the City's Official Plan and Zoning by-law for this neighbourhood) and will allow for the efficient use of urban serviced land and existing infrastructure. As such, this development is consistent with the PPS and conforms with Provincial and Regional plans from a growth management perspective.

Land Use Compatibility

Regional staff notes that the southern portion of the property has not been included in the draft plan area as it is designated and zoned for Rural Industrial purposes. Although, the lands which are not currently connected to urban services, by way of this development, it is anticipated that the extension of municipal services and the new

roadway may facilitate their future development. Thus contributing to potential land use compatibility concerns.

There are no active industrial operations within the Ministry of the Environment, Conservation and Parks's minimum D-6 series setback requirements from the proposed subdivision (more than 600 m to the east). Regional staff supports the evaluation within the *Planning Justification Report* prepared by Upper Canada Consultants (dated October 2020) which states that based on the surrounding area, there are no established uses that would be impacted by the proposed development. Accordingly, the proposed development is not considered to have any negative impact on existing uses or preclude the ability for the remnant lands to be developed for their intended employment purposes at a later date. Through future *Planning Act* processes, appropriate setbacks for development can be established for the prescribed industrial use (as permitted in the local OP) based on predicted nuisance and emissions. As the remnant employment lands (owned by the applicant) are in active agricultural production with no adjacent Class 3 industrial uses that may have a negative impact, there appears to be no land use compatibility concerns at this time for the proposed subdivision lands which are designated and zoned for residential uses. As such, appropriate warning clauses for future residents have been included in the draft plan conditions in the attached Appendix.

Noise Study

Regional staff have reviewed the *Environmental Noise Feasibility Study* by Valcoustics Canada Ltd. (dated October 9, 2020) and note that the significant noise sources in the vicinity are rail traffic on the Canadian National Railway (CN) Stamford Subdivision and spur lines adjacent to the site. The noise impact from road traffic on Allanport Road and Lundy's Lane, which are located far away from the site, was also included in the report. There are no stationary noise sources that are expected to have a significant impact at the subject site. The study concluded that with the incorporation of the recommended noise mitigation measures, the applicable Ministry of the Environment, Conservation and Parks (MECP) noise guidelines can be met. The noise mitigation recommendations for this development include:

- Applicable Warning Clauses registered on title,
- Mandatory air conditioning is recommended for all lots in the development,
- Upgraded exterior wall and window construction is required:
 - Lots 13 to 22 require brick veneer, or masonry equivalent construction, from the foundation to the rafters, and upgraded exterior windows with an STC rating up to 35; and
 - Lots 1 to 12 require upgraded exterior walls meeting STC 54 (i.e. brick veneer or masonry equivalent) and upgraded exterior windows with an STC rating up to 29.
 - The final sound isolation requirements should be reviewed when architectural plans are developed at the time of building permit application.

As such, an appropriate clause with respect to noise mitigation measures has been included in the draft plan conditions in the attached Appendix.

Vibration Study

Regional staff have reviewed the *Railway Vibration Study* by Valcoustics Canada Ltd. (dated October 9, 2020) and notes that the sources of vibration with the potential to impact the project is the rail traffic on the spur lines immediately to the east of the subject site.

The report concluded that the measured ground-borne vibration velocity magnitudes due to the train movements did not exceed the Federation of Canadian Municipalities (FCM) and the Railway Association of Canada (RAC) vibration guideline limit at the location representing the building foundations of the proposed dwellings. Therefore, vibration mitigation measures are not considered mandatory for the proposed development but suggested that isolating the below grade foundation of the row of dwellings on the east side of the site, adjacent to the spur lines, from the surrounding soil and backfill and that the dwellings remain located no closer than 37.5 m from the railway right-of-way (ROW). Staff notes that this setback requirement has been addressed through the zoning by-law amendment application. As such, an appropriate clause with respect to vibration mitigation measures has been included in the draft plan conditions in the attached Appendix.

While Regional staff offer no objection to the noise and vibration studies, the City should look to the Railway Operator(s) for confirmation of any other applicable mitigation measures as deemed necessary (i.e. safety setbacks/berming etc.).

Archaeology

During pre-consultation, Regional staff noted that the Archaeological Potential of the site remained low. However, Regional staff recommends the inclusion of a standard warning clause in the Subdivision Agreement relating to deeply buried archaeological materials that may be encountered during grading and construction activities. A condition requiring the clause has been included in the attached Appendix.

Core Natural Heritage

Regional Environmental Planning staff have reviewed the following documentation submitted in support of the development:

- *Environmental Impact Study* prepared by Beacon Environmental Ltd.(dated September 2020) and
- *Functional Servicing Report* by Upper Canada Consultants (dated September 2020).

Significant Woodlands and Vegetation

A treed area located adjacent to the western property line was assessed to meet Regional criteria to be designated Significant Woodland. Further, a cultural thicket community (CUT1) was identified between the extent of the Significant Woodland and the subject lands that separates the proposed development from the feature. Staff are satisfied that no development will occur within the ECA Significant Woodland and that the cultural thicket community (CUT1) provides a vegetated buffer to the edge of the Significant Woodland. As the extent of the Significant Woodland is a minimum of 10 m from the western boundary of the subject lands, buffer lands within the subject lands is not required. An edge management plan/restoration plan is also not required. However, consistent with Regional Official Plan (ROP) policy 7.B.1.19, staff do request the completion of a Tree Saving Plan as development is proposed within the adjacent lands of the Regional Core Natural Heritage System.

Regional Environmental Planning staff are satisfied that the EIS demonstrates that the development can be accommodated without significant negative impact to the natural features, provided that the mitigation measures outlined in the EIS are implemented. Appropriate conditions of draft plan approval are included in the attached Appendix.

Servicing

Prior to final approval for registration of this plan of subdivision, the owner must obtain Ministry of the Environment, Conservation and Parks, Environmental Compliance Approval under the Transfer of Review Program for any municipal sanitary and storm sewers. The proposed site plan is within the drainage area of the Centre Street Sewage Pumping Station (SPS). The Region has reviewed the recently completed Master Servicing Plan (MSP) and provide the following comments:

- This sewershed has been allocated growth out to 2041 in consultation and collaboration with the City of Thorold. The study was completed at a high level and did not allocate capacities to individual properties.
- Currently the Centre Street SPS has a Operational firm capacity of 38.6 L/s, the calculated dry and wet weather flows completed during the MSP did not exceed the current capacity of the station therefore no projects were identified for the station.
- The MSP can be found at the following link:
<http://www.niagararegion.ca/2041/master-servicing-plan/default.aspx>.

Stormwater Management

The Niagara Region staff have reviewed 'Functional Serving Report Allanburg Estates (dated September 2020)'. Based on the review, we offer the following comments:

- 1) The Region requires that stormwater from the development be captured and treated to a Normal standard prior to discharge from the site.
 - The stormwater management (SWM) plan proposes installation an oil/grit separator (OGS) to meet this requirement. The Region requires supplemental

- information to justify the imperviousness 28.6% used in OGS sizing representing the land coverage character of the areas to this facility.
- Please be advised that additional flows regardless of being treated or untreated from external development to this OGS unit will affect its operational effectiveness. If there would be future development to this storm sewer, the Region would suggest an off-line treatment measure be installed for this subject development.
- 2) Niagara Region will require that detailed grading, storm servicing, stormwater management, and construction sediment control drawings be submitted to this office for review and approval.
 - 3) If the development will directly discharge into Welland Canal, the Region will not require stormwater quantity control. Otherwise, please confirm from the City that the additional flows from the development can be accommodated in their sewers or additional infrastructure upgrades that may be required.

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 bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are not exceeded:

- No limit blue/grey containers;
- No limit green containers; and,
- 2 garbage containers per property (Bi-weekly)
- **Collection will be at the curbside only**

For more information regarding the changes to Regional waste collection services please visit the Niagara Region's website at the following link:

<https://niagararegion.ca/waste/>

Regional staff have reviewed the road plans provided and ask that detailed road designs be submitted to ensure that Regional waste collections will be able to manoeuvre through the proposed cul-de-sac. Regional staff notes that the draft plan which shows a temporary easement for the cul-de-sac on abutting lands owned by the owner. The Region will require that the temporary easement on the abutting lands be granted to the Region for waste collection.

As such, an appropriate condition has been included in the attached Appendix with respect to waste collection.

Conclusion

The proposed development is consistent with the PPS and conforms with Provincial and Regional plans from a Regional perspective, as such Regional Planning and

December 15, 2020

Development Services staff offers no objection to the Draft Plan of Subdivision or the concurrent zoning by-law amendment subject to the inclusion of the Conditions outlined in the Appendix and noting the discussion above.

If you have any questions or wish to discuss these comments, please contact me at Lindsay.Earl@niagararegion.ca. Please send notice of Council's decision on these applications and a copy of the draft agreement prior to execution for our review.

Yours truly,

A handwritten signature in black ink, appearing to read "L. Earl", is placed over a light grey rectangular background.

Lindsay Earl, MCIP, RPP
Senior Development Planner

Attch: Appendix I – Regional Conditions of Draft Plan of Subdivision Approval

cc: Susan Dunsmore, P. Eng., Manager, Development Engineering, Niagara Region
Lola Emberson, MCIP, RPP, Acting Manager, Development Planning, Niagara Region

APPENDIX I
REGIONAL CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL
Allanburg Estates Subdivision, City of Thorold

1. That the owner agrees to include the following warning clauses in all Agreements of Purchase and Sale or Lease or Occupancy for all Units, and that they also be included in the Subdivision Agreement between the owner and the City of Thorold:

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

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

2. That the Subdivision Agreement contain provisions whereby the owner agrees to implement the recommendations of the approved *Environmental Noise Feasibility Study* by Valcoustics Canada Ltd. (dated October 9, 2020).
3. That the Subdivision Agreement contain provisions whereby the owner agrees to implement the recommendations of the approved *Railway Vibration Study* by Valcoustics Canada Ltd. (dated October 9, 2020).
4. That the following clauses shall be included in the Subdivision Agreement between the owner and the City of Thorold:

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

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

5. That the Subdivision Agreement contain wording wherein the owner agrees to implement the mitigation measures and recommendations found in Section 5.0 of the *Environmental Impact Study*, prepared by Beacon Environmental Ltd., (dated December 9, 2020), including but not limited to:
 - a. That vegetation removals be undertaken between October 1st and March 14th, outside of both the breeding bird nesting period and active bat season. A survey for active bird nests should be conducted prior to any vegetation removal or site alteration planned to occur during this window.
 - b. That any security lighting to be installed on buildings should be downward facing and directed away from natural areas to minimize ambient light exposure to the adjacent natural areas.
 - c. That permanent rear-lot fencing be provided adjacent to the natural heritage features, along the rear of lots 1 through 12, to the satisfaction of the Niagara Region. A no-gate bylaw is recommended to reduce human encroachment and limit the movement of pets into the adjacent natural areas.
6. That an Erosion and Sediment Control (ESC) Plan be prepared for review and approval by the Niagara Region. All ESC measures shall be maintained in good condition for the duration of construction until all disturbed surfaces have been stabilized. Muddy water shall not be allowed to leave the site.
7. That the applicant/owner submit a Tree Saving Plan to the Niagara Region for review and approval as required under Regional Official Plan Policy 7.B.1.19. The Tree Saving Plan shall generally be prepared in accordance with Section 1.36 of the Region of Niagara Tree and Forest Conservation By-law (By-law 30-2008).
8. That the owner provides a written acknowledgement to the Niagara Region stating that draft approval of this subdivision does not include a commitment of servicing allocation by the Niagara Region as servicing allocation will not be assigned until the plan is registered and that any pre-servicing will be at the sole risk and responsibility of the owner.
9. That the owner provides a written undertaking to the Niagara Region stating that all Offers and Agreements of Purchase and Sale or Lease, which may be negotiated prior to registration of this subdivision, shall contain a clause indicating that servicing allocation for the subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the Subdivision Agreement between the owner and the City.
10. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for the sanitary and storm drainage systems required to service this development and obtain the Ministry of the Environment, Conservation and Parks Environmental Compliance Approval under the Transfer of Review Program.

11. That prior to approval of the final plan or any on-site grading, the owner shall submit a detailed stormwater management plan for the subdivision and the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment, Conservation and Parks documents entitled Stormwater Management Planning and Design Manual March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to Niagara Region for review and approval:
 - a) Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
 - b) Detailed erosion and sedimentation control plans; and
 - c) That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for the stormwater management facility required to service this development and obtain the necessary Ministry of the Environment Compliance Approval.
12. That the Subdivision Agreement between the owner and the City contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with the condition above.
13. That the owner ensure that all streets and development blocks can provide an access in accordance with the Niagara Region's Corporate Waste Collection Policy, and by-laws relating to the curbside collection of waste.
14. That in order to accommodate Regional Waste Collection service, a temporary easement will be required on the abutting lands for the construction of the proposed road for waste collection.

Clearance of Conditions

Prior to granting final plan approval, the City of Thorold must be in receipt of written confirmation that the requirements of each condition have been met satisfactorily and that all fees have been paid to the satisfaction of the Niagara Region:

Regional Municipality of Niagara for Conditions 1 to 14.

Subdivision Agreement: Prior to final approval for registration, a copy of the executed subdivision agreement for the proposed development should be submitted to the Niagara Region for verification that the appropriate clauses have been included. The Region recommends that a copy of the draft agreement also be provided in order to allow for the incorporation of any necessary revisions prior to execution.

From: [Ashkan Matlabi](#) on behalf of [Proximity](#)
To: [Paul Klassen](#)
Subject: 2021-03-23_CN_RES_D12-02-2020, D14-10-2020 Allanburg Estates Subdivision, Thorold, ON
Date: March 23, 2021 5:20:28 PM
Attachments: [image001.png](#)

Hello Paul,

Thank you for circulating CN the proposed project mentioned in subject. The subject site is located adjacent to a CN branch Line. It should be noted that CN has concerns of developing residential uses abutting our railway right-of-way. This is due to noise, vibration and potential trespass issues that will result. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. CN's guidelines reinforce the safety and well-being of any existing and future occupants of the area.

Following my review of the documents submitted, my comments are:

- The 37.5m setback from CN right of way is satisfactory,
- It appears from the grades indicated on the site plan that a 2m above grade berm is proposed on the plan. However, we will need a site plan clearly indicating the positioning and the height of the berm all along the property line shared with CN Rail. The site plan also needs to include the indication of a chain link fence of minimum 1.83 metre height along the mutual property line.
- I will provide you with CN feedback with regards to the N&V study and the SWM report as soon as I receive them from our engineering team.
- Take note that in the event of the proposal moving forward, CN will be seeking to enter into a development agreement with the owner, the registration of an environmental easement on title, as well as a warning clause.

We recommend implementing the following criteria as your conditions of project approval:

- Safety setback of habitable buildings from the railway rights-of-way to be a minimum of 15 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.0 metres above grade at the property line, with side slopes not steeper than 2.5 to 1.
- The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the mutual property line.
- Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the CN Railway. (Requirements, if any, with regards to the SWM system will be provided to you so they can be implemented as conditions of approval)
- The mitigation measures with regards to noise and vibration report must be to the satisfaction of the CN Railway. (Requirements, if any, with regards to noise and vibration mitigation measures will be provided to you so they can be implemented as conditions of approval)
- The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
- Warning clauses should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way.

Thank you Paul and don't hesitate to contact me for any questions.

Regards

Ashkan Matlabi, Urb. OUQ.

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



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T : 1-438-459-9190
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H3H 1P9 CANADA
wsp.com

From: Paul Klassen <Paul.Klassen@thorold.ca>
Sent: Tuesday, March 23, 2021 1:58 PM
To: Proximity <proximity@cn.ca>
Subject: D12-02-2020, D14-10-2020 Allanburg Estates Subdivision, Thorold, ON

CAUTION: This email originated from outside CN: DO NOT click links or open attachments unless you recognize the sender AND KNOW the content is safe.

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Good afternoon,

Paul Klassen

From: Sean Dunsmore
Sent: April 14, 2021 1:57 PM
To: Paul Klassen
Subject: RE: Engineering Comments - Allanburg Estates

yes

From: Paul Klassen <Paul.Klassen@thorold.ca>
Sent: April 14, 2021 1:57 PM
To: Sean Dunsmore <Sean.Dunsmore@thorold.ca>
Subject: RE: Engineering Comments - Allanburg Estates

Okay, thanks. Is the Urbanization of Barron Road the only condition that you would like me to add to the conditions document?

Paul

From: Sean Dunsmore
Sent: April 14, 2021 1:55 PM
To: Paul Klassen <Paul.Klassen@thorold.ca>
Subject: RE: Engineering Comments - Allanburg Estates

Does any portion of Centre Street need to be urbanized, or just Barron? Just Baron.

Also, just to be sure I cover everything, could you also respond to the following (from my other email):

I realize we have discussed the traffic issue in Allanburg at length, and that steps are already being taken with other parties to study the issue in a broader sense. Can I please get your comments summarizing the City's position on traffic in regards to this application, and the work that is in progress?

The City is engaging a traffic engineer to evaluate the larger issue in the Allanburg Community.

Another matter that has been raised is sewer capacity. I understand that capacity is constantly being monitored in this area of the City, and that measures have been implemented (i.e. 'H' provisions) for other projects. Can I please have your comments on this matter as well? Does Engineering anticipate sewer capacity being a problem for this development or for the surrounding area? What measures (if any) are required in the implementing zoning by-law/subdivision agreement to ensure adequate capacity?

The sewer capacity is the same as in rolling meadows, meaning the "H" should be placed on the property at draft approval and removed at subdivision agreement. We do not anticipate a problem unless development in the area accelerates.

Sean

From: Paul Klassen <Paul.Klassen@thorold.ca>
Sent: April 14, 2021 12:31 PM

To: Sean Dunsmore <Sean.Dunsmore@thorold.ca>
Subject: RE: Engineering Comments - Allanburg Estates

Thanks Sean,

Does any portion of Centre Street need to be urbanized, or just Barron?

Also, just to be sure I cover everything, could you also respond to the following (from my other email):

I realize we have discussed the traffic issue in Allanburg at length, and that steps are already being taken with other parties to study the issue in a broader sense. Can I please get your comments summarizing the City's position on traffic in regards to this application, and the work that is in progress?

Another matter that has been raised is sewer capacity. I understand that capacity is constantly being monitored in this area of the City, and that measures have been implemented (i.e. 'H' provisions) for other projects. Can I please have your comments on this matter as well? Does Engineering anticipate sewer capacity being a problem for this development or for the surrounding area? What measures (if any) are required in the implementing zoning by-law/subdivision agreement to ensure adequate capacity?

Thanks,
Paul

From: Sean Dunsmore
Sent: April 14, 2021 12:28 PM
To: Paul Klassen <Paul.Klassen@thorold.ca>
Subject: RE: Engineering Comments - Allanburg Estates

Paul,

- Is the subject site in the 'Peel Street Sewershed'? Has servicing capacity in this area improved over the years? I am trying to understand if/what capacity improvements have been made recently in this area. Our OP references servicing limitations in this area that would limit its development. **Yes this area is in the Peel Street sewer Shed, yes the capacity issues have improved we have approximately 1000 units of development to use up and we will start having problems again.**
- What is the extent of Barron Road that will require urbanization through these applications? Does any portion of Centre Street required urbanization through these applications? Will the applicant be required to provide sidewalks on Barron Road/Centre Street? **Yes, the road needs Urbanization, we are requiring them to urbanize across their Frontage, and yes that includes sidewalk.**
- Will Barron Road/Centre Street be widened through their urbanization? **The ROW will not require widening but the asphalt will be required to be 8.5m.**

Hope this helps let me know if more information is required.

From: Paul Klassen <Paul.Klassen@thorold.ca>
Sent: April 14, 2021 7:44 AM
To: Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Geoff Holman <Geoff.Holman@thorold.ca>

Cc: Denise Landry <Denise.Landry@thorold.ca>
Subject: RE: Engineering Comments - Allanburg Estates

Geoff / Sean,

Here is the link to the entire submission for your reference: <http://files.thorold.ca/s/HPNdCbiaP3oaF27>.

Further to Denise's email, there are a few more Engineering-related matters I would like your clarification on:

- Is the subject site in the 'Peel Street Sewershed'? Has servicing capacity in this area improved over the years? I am trying to understand if/what capacity improvements have been made recently in this area. Our OP references servicing limitations in this area that would limit its development.
- What is the extent of Barron Road that will require urbanization through these applications? Does any portion of Centre Street required urbanization through these applications? Will the applicant be required to provide sidewalks on Barron Road/Centre Street?
- Will Barron Road/Centre Street be widened through their urbanization?

I will also need responses to the points in my previous email so I can complete my report and address comments from the public.

Thanks for your help with this.

Regards,
Paul

From: Denise Landry
Sent: April 12, 2021 12:07 PM
To: Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Geoff Holman <Geoff.Holman@thorold.ca>
Cc: Paul Klassen <Paul.Klassen@thorold.ca>
Subject: RE: Engineering Comments - Allanburg Estates

Hi Geoff and Sean,

Paul is taking draft plan approval to the April 20th Council meeting.

We need to ensure that engineering has reviewed the application and is comfortable with us bringing it forward.

No comments have been received from engineering to date. If there are conditions of draft approval you would like added we need to know now.

Can you please respond ASAP.

Thank you
Denise

From: Paul Klassen
Sent: April 8, 2021 1:20 PM
To: Sean Dunsmore <Sean.Dunsmore@thorold.ca>; Geoff Holman <Geoff.Holman@thorold.ca>
Cc: Denise Landry <Denise.Landry@thorold.ca>
Subject: Engineering Comments - Allanburg Estates

Hi Sean and Geoff,

I am preparing my recommendation report for the Allanburg Estates Draft Plan of Subdivision and Zoning By-law Amendment applications and noticed that I do not have any comments on file from the Engineering Division except for a note from Sean to Julie that a TIS would not be required.

I realize we have discussed the traffic issue in Allanburg at length, and that steps are already being taken with other parties to study the issue in a broader sense. Can I please get your comments summarizing the City's position on traffic in regards to this application, and the work that is in progress?

Another matter that has been raised is sewer capacity. I understand that capacity is constantly being monitored in this area of the City, and that measures have been implemented (i.e. 'H' provisions) for other projects. Can I please have your comments on this matter as well? Does Engineering anticipate sewer capacity being a problem for this development or for the surrounding area? What measures (if any) are required in the implementing zoning by-law/subdivision agreement to ensure adequate capacity?

Please note that there is already an 'H' provision applicable to the property – would Engineering like this provision to remain or be removed through the zoning by-law amendment?

Regards,

Paul Klassen, BES

Senior Planner, Planning Services

City of Thorold

905-227-6613 ext. 278

Paul.Klassen@thorold.ca