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File: P-1956

August 13, 2026

City of Thorold
P.O. Box 1044
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Thorold, ON
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Attention: Courtney Kaupp, Development Planner, Development Services

**Re: Minor Zoning By-Law Amendment Application
Blocks 232, 233, 234, 235, 236, 237, 238 & 239 on M Plan 59M-537
Part of Lots 36 & 37 and Part of the Road Allowance Between Lots 36 and 37 Closed by
By-law 67(76), Geographic Township of Thorold, Regional Municipality of Niagara
City of Thorold, Niagara Region**

Dear Ms. Kaupp,

KLM Planning Partners Inc. is the land use planning consultant representing Star-Flower Properties Inc. c/o DG Group (the "Owner"), with respect to the proposed development of a portion of their lands known as Blocks 232, 233, 234, 235, 236, 237, 238 & 239 on M Plan 59M-537, and legally described as Part of Lots 36 & 37 and Part of the Road Allowance Between Lots 36 and 37 Closed by By-law 67(76), geographic Township of Thorold, Regional Municipality of Niagara, in the City of Thorold, Region of Niagara (the "Subject Lands"). On behalf of the Owner, we are pleased to submit a Minor Zoning By-law Amendment application to facilitate the proposed townhouses with site-specific permissions related to the number of permitted units within a townhouse dwelling block, which is currently limited to 3 units whereas the approved plan includes blocks of 4, 5 and 8 townhouse dwelling units.

Land Use and Background

The Subject Lands are located west of Richmond Street, south of Farnworth Drive and north of Harvie Gate in the City of Thorold, on the draft approved plan for Confederation Heights Phase 10. The Original Plan was draft approved on March 19, 1997, and later a Subdivision Agreement was executed and registered on July 7, 2025.

On May 23, 2024, the Ontario Land Tribunal ("OLT") issued a settlement decision which permits the majority of the Zoning By-law 60-2019, excluding residential parking requirements and parking related provisions. The City's previous Zoning By-law 2140(97) zoned the Subject Lands as "Residential third Density (WN-R3-1) Zone", which permitted townhouse dwellings with special exceptions to maximum lot coverage, encroachment of unenclosed porches, sight triangles, attached garages and which also permitted townhouse blocks with more than 3 units.

Site Context and Surrounding Uses

The Subject Lands are generally located west of Richmond Street, south of Farnworth Drive, north of Harvie Gate and west of Millar Place and located along Cherry Birch Crescent. The Subject Lands are

comprised of eight (8) townhouse blocks on draft approved plan of subdivision 26T-76121 for the Confederation Heights Phase 10 lands. The townhouse blocks front onto Cherry Birch Crescent and contemplate a total of 39 dwellings units.

The surrounding area is comprised of low-rise residential uses. The Subject Lands are approximately 2500 metres from the Brock Business Park Employment and Mixed-Use area, which provide amenities to the current and future residents, including grocery, postal services, medical/dental services, restaurants and other uses for the day-to-day needs of residents and employees within the broader community. More specifically, the following land uses surround the Subject Lands:

North: Immediately north of the Subject Lands is Cherry Birch Crescent and the recently constructed single detached development part of the approved draft plan of subdivision. Beyond, are low-rise residential developments and Winterberry Park.

East: To the east is low-rise residential uses, with Confederation Heights South Park beyond.

South: Immediately south are low-rise residential dwellings and Lake Gibson beyond.

West: To the west of the Subject Lands is Millar Place and single-detached residential dwellings, with Highway 406 beyond.

Proposed Development

The Proposed Development within the draft approved plan of subdivision consists of eight (8) townhouse blocks with a total of thirty-nine (39) dwelling units. Vehicular ingress and egress will be provided via Cherry Birch Crescent.

The townhouse blocks are comprised as the following:

- Block 232 – Five (5) Units (80, 82, 86, 90 & 92 Cherry Birch Crescent)
- Block 233 – Five (5) Units (62, 66, 70, 72 & 76 Cherry Birch Crescent)
- Block 234 – Five (5) Units (46, 50, 52, 56 & 60 Cherry Birch Crescent)
- Block 235 – Four (4) Units (69, 71, 75 & 79 Cherry Birch Crescent)
- Block 236 – Four (4) Units (81, 85, 89 & 91 Cherry Birch Crescent)
- Block 237 – Four (4) Units (1, 5, 9 & 11 Cherry Birch Crescent)
- Block 238 – Four (4) Units (15, 19, 21 & 25 Cherry Birch Crescent)
- Block 239 – Eight (8) Units (35, 39, 41, 45, 49, 51, 55 & 59 Cherry Birch Crescent)

The works described above are referred to as the “Proposed Development”.

Provincial Planning Statement (2024)

The Provincial Planning Statement (the “PPS”) came into effect on October 20, 2024, and replaced the Provincial Policy Statement, 2020 (“2020 PPS”), and the Growth Plan for the Greater Golden Horseshoe. The PPS is the guiding document providing policy direction on matters of Provincial interest related to planning and development. The PPS sets the policy foundation to regulate land use and development while also supporting the Provincial goal to enhance the quality of life for all Ontarians. The *Planning Act*, 1990 requires that all decisions affecting planning matters shall be consistent with policy statements issued under the Act, including the PPS.

The Proposed Development will facilitate the intensification of an underutilized parcel of land within a “Settlement Area” and the “Built-Up Area” in order to make efficient use of existing and planned infrastructure. The Proposed Minor Zoning By-law Amendment is being submitted to recognize the

approved townhouse dwelling blocks which exceed the currently permitted number of units which is a maximum of three.

The Application is consistent with the Provincial Planning Statement.

Niagara Region Official Plan 2022

The Niagara Region Official Plan 2022 ("NROP") lays out long-term, strategic policy planning framework to manage growth. The Proposed Development strives to enhance the Region's urban system through intensification, creating compact and complete communities, and the need to achieve growth within the Region in an effective and efficient manner.

The Subject Lands are designated as "Delineated Built-Up Area" on Schedule B – Regional Structure within the Urban Area. The Urban Area designation is intended to accommodate the majority of the growth planned within the Region. The permitted uses within the Urban Area designation include a range of residential, commercial, industrial and institutional uses.

With respect to Sections 2.2 and 2.3 that focus growth in urban areas and encourage intensification within the built boundary and development that maximizes efficiencies in infrastructure delivery, supports active and public transportation uses and provides for a wide range of housing.

Based on the above, the application conforms to the NROP.

City of Thorold Official Plan 2016 (Consolidated October 2025)

The City of Thorold Official Plan 2016 (Consolidated October 2025) ("TOP") designates the Subject Lands as "Urban Living Area" on Schedule 'A-1' – Land Use within the Thorold Urban Area. The immediately surrounding land context are all designated "Urban Living Area" as well.

As per Section B1.1.2 of the TOP, townhouses are permitted building types within the "Urban Living Area" designation pursuant to policies in subsection B1.1.3 and B1.1.5 of the TOP. As previously stated, the surrounding lands are also designated "Urban Living Area".

Section B1.1.5 outlines development criteria applied to townhouses. Below are the policies (*italicized*) and responses as to how the Proposed Development conforms:

B1.1.5 Semi-Detached, Townhouse, Multiple and Apartment Dwellings

In addition to the criteria listed in Section B1.1.3, in considering a Zoning By-law Amendment and site plan application to permit a semi-detached dwelling, townhouse, multiple or apartment development, Council shall be satisfied that the proposal:

- a) Respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;*
- b) Can be easily integrated with surrounding land uses;*
- c) Will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads; and,*
- d) Is located on a site that has adequate land area to incorporate required parking, amenity areas, recreational facilities, landscaping and buffering on-site.*

The proposed townhouse development is comprised of eight (8) blocks on an already draft approved plan of subdivision, with a total of thirty-nine (39) dwelling units. The townhouses are integrated into the overall draft plan area which incorporates amenity areas, landscaping, buffering, recreational facilities and required parking within the vicinity.

The proposal conforms to the policies and intent of the Thorold Official Plan. The design responds appropriately to the surrounding context, advances the Plan's objectives for compatible intensification and high-quality urban design and represents good planning in the public interest.

City of Thorold Comprehensive Zoning By-law 60-2019

Under the City of Thorold Comprehensive Zoning By-law 60-2019 ("By-law 60-2019"), the Subject Lands are zoned "Residential Two (R2B) Zone". The ZBA application seeks to rezone the Subject Lands to a site-specific exception, to amend Table 6.2 and 'Footnotes for Table 6.2 Permitted Uses', to allow street townhouse dwellings to be limited to eight (8) attached dwellings instead of three (3) attached dwellings.

In support of the Proposed Development, the following materials have been prepared for your review and consideration:

1. A Cover Letter with Planning Brief, prepared by KLM Planning Partners Inc., dated August 13, 2026;
2. Draft Zoning By-law Amendment;
3. Minor Zoning By-Law Amendment Application Form – Executed and Commissioned; and
4. M Plan 59M-537
5. Scanned copy of Minor Zoning By-law Amendment Application Fee in the amount of \$10,000 (Cheque#1571).

We trust that the above materials are in order and would facilitate staff to proceed to a public meeting and recommendation report for the application. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Keith MacKinnon BA, MCIP, RPP
Partner



Jaclyn Cook
Intermediate Planner

Cc: Alexa-Rae Valente, DG Group
Trevor Hall, DG Group