COMMITTEE OF ADJUSTMENT

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

November 6, 2026

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Application for Minor Variance
D13-12-2026 – Muhammad Madni Ahmedani
2 Sentance Avenue, Thorold, Ontario
PLAN 59M 98 LOT 4
Roll Number: 2731 0000 222 4000

KEY FACTS

- A Minor Variance application has been initiated by the City to recognize the gross floor area of an existing basement unit and facilitate the issuance of a building permit.
- Specifically, the relief requested is to increase the maximum percentage of the gross floor area of a second dwelling unit to principal dwelling unit from 40% to 65%.
- Planning staff recommend approval of the requested variance.

RECOMMENDATIONS

That the City of Thorold Committee of Adjustment **APPROVE** application D13-12-2026, prepared by the City on behalf of Muhammad Madni Ahmedani, for lands known municipally as 2 Sentance Avenue (PLAN 59M 98 LOT 4), as it relates to:

- Relief from Part 3.21c) to increase the maximum percentage of the gross floor area of the second dwelling unit to principal dwelling unit from 40% to 65 %.

Subject to the following condition:

- That the requested relief for the increase to the maximum gross floor area shall only apply to the existing second dwelling unit situated in the basement of the existing dwelling as shown on **Figure 2** of this report.

PROPOSAL

The applicant is seeking relief from the provisions of Part 3.21c) of Comprehensive Zoning By-law (60) 2019 to facilitate the completion and renovation of a second dwelling unit in the basement and associated Building Permits and Residential Rental License applications. The building is a one storey, split-level single detached dwelling with an existing basement walk-out.

A building permit was issued for the construction of a second dwelling unit (PRM-2024-0137) which did not interpret Part 3.21c) of the Zoning By-law appropriately. During a zoning compliance review for a subsequent building permit (PRM-2026-0339) to renovate the basement unit, staff identified the previous error and with the permission of the property owner initiated the Minor Variance application. A Minor Variance application is required to bring the existing building into compliance.

All other requirements of the zoning by-law are being maintained.

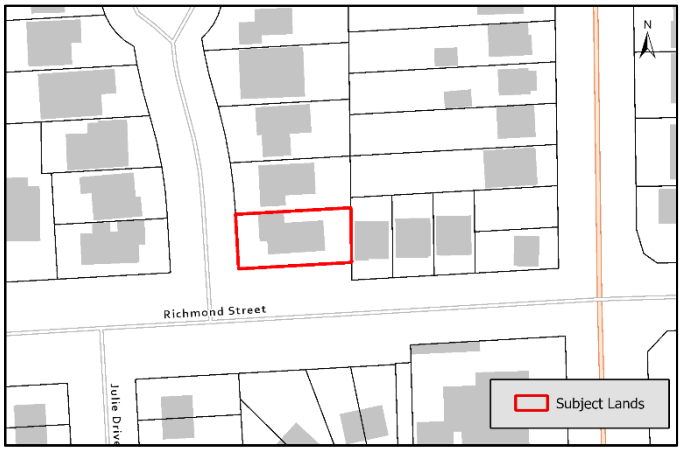


Figure 1: Location Map

Site Description

The subject lands are known municipally as 2 Sentance Avenue and are located on a corner lot on the east side of Sentence Avenue and north side of Richmond Street. The lands are presently zoned Residential One (R1B) according to the City of Thorold Comprehensive Zoning By-law 60(2019). Under the Region of Niagara Official Plan (2022) the lands are designated as part of the Urban Area and Delineated Built-up Area. Under the City of Thorold Official Plan (2016) the lands are designated as part of the Urban Living Area.

In order to facilitate this proposal on the subject lands, Section 45(1) of The Planning Act applies:

> *The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained.*

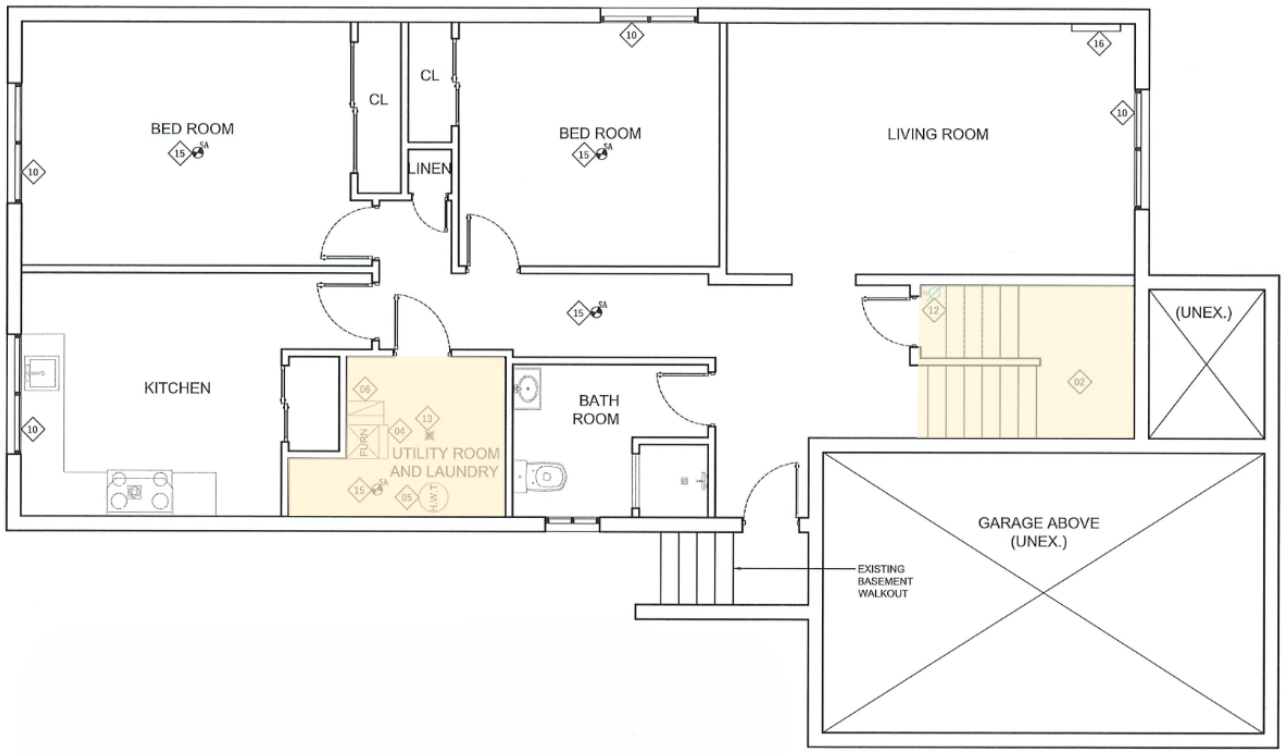


Figure 2: Floor plan of the basement unit. Areas in yellow are shared areas between the secondary and principal dwelling units.

Background Review

Provincial Planning Statement (PPS)(2024)

The PPS, effective October 20, 2024, provides the planning policy framework for municipalities within the Province of Ontario. The PPS includes 6 chapters, including the introduction and implementation, which outlines the goals and objectives of planning authorities as it relates to building homes, infrastructure and facilities, the wise use and management of resources, protecting public safety.

The PPS (2024) contains the following policies which relate to the submitted application:

***2.1.6** Planning authorities should support the achievement of complete communities by:*

a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

2.2.1 *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Niagara Regional Official Plan (NOP) (2022)

As of March 31, 2025, the Region no longer holds planning authority under the Planning Act. The NOP now serves as an Official Plan for the City of Thorold, who in turn is responsible for ensuring conformity with its policies.

The subject lands are designated as part of the Urban Area and Delineated Built-up Area within the NOP (2022). The following policies of the NOP relate to the submitted application:

2.3.1.1 *The development of a range and mix of densities, lot and unit sizes, and housing types, including affordable and attainable housing, will be planned for throughout settlement areas to meet housing needs at all stages of life.*

2.3.1.4 *New residential development and residential intensification are encouraged to be planned and designed to mitigate and adapt to the impacts of climate change by:*

a. facilitating compact built form; and

b. incorporating sustainable housing construction materials or practices, green infrastructure, energy conservation standards, water efficient technologies, and low impact development.

City of Thorold Official Plan (CTOP) (2016)

The CTOP, approved April 18, 2016, provides the basis for managing growth within the City of Thorold. The intention of the plan is to provide direction and encouragement for public and private sector investment, while recognizing the existing, built and natural features which contribute to the quality of life in Thorold.

The subject lands are designated as part of the Urban Living Area within the CTOP (2016). The following policies of the CTOP relate to the submitted application:

B1.1.4.1 *Second dwelling units are considered to be an appropriate form of residential intensification and such housing will also contribute to the supply of affordable housing in the City. On this basis, second dwelling units are permitted in the Urban Living Area designation where single detached, semi detached and townhouse dwellings are permitted in the City's Zoning By-law.*

B1.1.4.2 *Zoning Provisions for Second Dwelling Units In regulating second dwelling units, the implementing Zoning By-law will establish standards to address the following matters:*

a) The dwelling unit will comply with the Ontario Building and Fire Codes as well as applicable provisions of the City's Zoning By-law;

b) Adequate parking is available on the lot for both dwelling units;

c) The second dwelling unit is designed and located in the interest of maintaining the character of the residential streetscape, and,

d) The existing and proposed second dwelling can be suitably serviced with City sewer and water services in accordance with Section D1.4.

Comprehensive Zoning By-Law 60(2019) (CZBL)

The CZBL (2019), adopted May 23, 2024, is intended to implement the policies of the City's Official Plan. The Zoning By-law regulates the dimensions and built forms of permitted uses on lots, as well as identifies the relevant zone based on usage type as prescribed by the CTOP.

The subject lands are zoned Residential One (R1B) under the CZBL. The following provisions of the CZBL relate to the submitted application:

3.21 *Where a second dwelling unit is permitted, the following regulations apply:*

a) A maximum of one (1) second dwelling unit is permitted on a lot;

b) A second dwelling unit is subject to a Building Permit being issued;

c) A second dwelling unit shall have a gross floor area of a maximum of 40% of the principal dwelling unit gross floor area;

d) One (1) additional parking space shall be provided on the lot and it is permitted to be in tandem;

e) A second dwelling unit in an accessory building shall also be subject to Section 3.1 , except within the Agricultural Zone, subject to Section 9.4; and,

f) A second dwelling unit and a garden suite dwelling shall not be permitted on the same lot.

Part 6.2 *– Table 6.2 - Permitted Uses in the Residential Zones*

A second dwelling unit is permitted in the R1 zone and is subject to regulations outlined in Part 3 – General.

MINOR VARIANCE PLANNING ANALYSIS

The Committee of Adjustment, in accordance with Section 45 (1) of the Planning Act, may authorize a minor variance from the provisions of the by-law, subject to the following considerations:

- The variance maintains the general intent and purpose of the Zoning Bylaw.
- The variance maintains the general intent and purpose of the Official Plan.
- The variance is appropriate for the development or use of the land.
- The variance is minor in nature.

A summary of planning staff's review of the proposed variances with respect to each of these considerations is provided below.

Does the Variance maintain the general intent and purpose of the Official Plan?

The OPs provide direction for providing a range and mix of housing types and support intensification and redevelopment of urban residential lands. The CTOP outlines requirements for the second dwelling units or additional residential units. The proposal meets the requirements set out in the CTOP. The proposed dwelling unit is within a single detached dwelling. The development will be subject to Building Permits and Residential Rental License process which will ensure OBC and Fire Codes are complied with and that appropriate servicing is available. Three (3) parking spaces are provided on the subject lands, and the site is in proximity to a bus route and small commercial plaza. The second dwelling unit is located wholly within the existing building, and it does not appear that the residential streetscape will be impacted.

It is for these reasons that Staff are of the opinion that the requested relief maintains the general intent and purpose of the Official Plans.

Does the Variance maintain the general intent and purpose of the Zoning By-law?

The intent of the CZBL is to ensure the size of additional dwelling units are secondary or

subordinate to the principal dwelling unit. The proposed basement unit (88.25 m^2) will still be subordinate in size to the gross floor area of the principal dwelling unit (143.7 m^2). The maintenance area and stairwells are considered common features and decrease the size of the basement unit within the total basement area (112.4 m^2). All other provisions of the CZBL have been met including parking requirements.

Staff are of the opinion that as the second dwelling unit is located wholly within the existing structure, it will not change the residential nature of the use. Further to this, the proposal is an internal renovation which does not modify the size of the existing structure.

Staff are of the opinion that the requested relief maintains the general intent and purpose of the Zoning By-law.

Is the Variance Appropriate for the Development of the Land?

The proposed variance will provide relief for a secondary basement unit within an existing single detached dwelling. Additionally, the relief will facilitate the fullest use of the basement space for a dwelling unit. The proposed use intensifies the residential potential of the existing lands, supporting OP and PPS goals for intensification by providing a greater range of housing options within the City. The lands are also located in proximity to public bus routes, public facilities including schools and a community centre and a commercial plaza. Intensification through an additional dwelling unit is appropriate for the built form and the location.

Staff are of the opinion that the requested relief is appropriate for the development of the land.

Is the Variance minor in nature?

The existing residence is a split-level, single storey dwelling. The proposed basement dwelling unit will take up most of the existing basement area and has an existing separate access. The proportion of the secondary dwelling unit gross floor area to the principal dwelling area results in a higher percentage because it is a single storey structure but remains secondary to the principal use.

For the reasons stated above, Staff are of the opinion that the requested relief is minor in nature.

COMMENTS

The application was circulated in accordance with the requirements of the Planning Act to property owners within 60 metres of the subject lands. The application was also circulated to internal departments and external agencies for comments (see Appendix 1), which are summarized below.

Ministry of Transportation

- MTO has stated that as long as the building footprint is not changing then there is no comment from the MTO and an MTO Building & Land Use Permit is not required.

The following agencies and departments were circulated for comment and either indicated no objections or did not provide comment at this time.

Indicated no objections	Did not provide comment
Cogeco	Heritage Committee
City of Thorold Fire	Mississauga's of the Credit First Nation (MNCFN)
Ministry of Transportation	City of Thorold Building
NPCA	City of Thorold Engineering
Niagara Region	City of Thorold Public Works
	City of Thorold Economic Dev
	City of Thorold Community Services
	Canada Post
	Bell Canada
	Enbridge
	Hydro One
	OPG

Public Comments

No Public comments were received as of the date of the writing of the report.

CONCLUSION

It is the recommendation of planning staff that Minor Variance Application D13-12-2026, for the purpose of providing relief of the maximum gross floor area of a second dwelling unit to the principal dwelling unit from 40% to 65% at 2 Sentance Avenue **BE APPROVED,** subject to the condition listed herein.

Prepared by:	**Submitted by:**
Courtney Kaupp	Marc Davidson
Development Planner	Manager of Planning
City of Thorold Planning	Development Services

Appendices

Appendix 1 Comments



Appendix 1 - Comments



NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS

From: Paige Pearson
To: City of Thorold Planning
Subject: NPCA Comments - 2 Sentance Avenue - Minor Variance
Date: October 29, 2026 2:34:31 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

Good afternoon,

The NPCA has reviewed the subject property, 2 Sentence Avenue, and there are no NPCA features identified. As such, the NPCA have no comments or objections to offer for the application.

Thank you,

Paige Pearson (She/Her)
Watershed Planner

Niagara Peninsula Conservation Authority (NPCA)
3350 Merrittville Highway, Unit 9, Thorold, Ontario L2V 4Y6

(O) 905.788.3135 Ext 205
www.npca.ca
ppearson@npca.ca

Stay informed on the proposed changes to Ontario's Conservation Authorities and what this means for NPCA and the communities we serve. Visit ***Get Involved NPCA*** for the latest updates. ***There are no changes to service delivery at this time — we remain your conservation authority.***

For more information on Permits and Planning 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 41/24 please go to the NPCA Enforcement and Compliance webpage at https://npca.ca/administration/enforcement-compliance.

From: David Schoenholz <David.Schoenholz@thorold.ca>
Sent: October 29, 2026 2:23 PM
To: Taran Lennard <tlennard@npca.ca>; Paige Pearson <ppearson@npca.ca>; Abby.LaForme@mncfn.ca; Daniel Dickson <Daniel.Dickson@thorold.ca>; David Hornblow <David.Hornblow@thorold.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; Building <Building@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Deanna Graham <Deanna.Graham@thorold.ca>; Geoff Holman <Geoff.Holman@thorold.ca>; andrew.carrigan@canadapost.ca; matthew.prestinaci@ontario.ca; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; circulations@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; executivevp.lawanddevelopment@opg.com; talitha.laurenson@opg.com
Subject: City of Thorold - 2 Sentance Avenue - Minor Variance

Hello Everyone,

Please find linked information regarding the Application for the Minor Variance application listed below to be heard at the City of Thorold November Committee of Adjustment meeting

Minor Variance D13-11-2026 2 Sentence Avenue



CITY OF THOROLD FIRE AND EMERGENCY SERVICES COMMENTS

From: FPO
To: David Schoenholz
Subject: RE: City of Thorold - 2 Sentance Avenue - Minor Variance
Date: October 29, 2026 2:35:25 PM
Attachments: image007.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png
image016.png
image017.png
image018.png

Good Afternoon,

Fire has no comments on the proposed minor variance.

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: David Schoenholz <David.Schoenholz@thorold.ca>
Sent: October 29, 2026 2:23 PM
To: tlennard@npca.ca; ppearson@npca.ca; Abby.LaForme@mncfn.ca; Daniel Dickson <Daniel.Dickson@thorold.ca>; David Hornblow <David.Hornblow@thorold.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; Building <Building@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Deanna Graham <Deanna.Graham@thorold.ca>; Geoff Holman <Geoff.Holman@thorold.ca>; andrew.carrigan@canadapost.ca; matthew.prestinaci@ontario.ca; katie.young@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; circulations@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; executivevp.lawanddevelopment@opg.com; talitha.laurenson@opg.com
Subject: City of Thorold - 2 Sentance Avenue - Minor Variance

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Minor Variance D13-11-2026 2 Sentence Avenue

Please review and provide comments to the Planning@Thorold.ca **on or before 4:00 pm, November 9, 2026**. If no comment or intention to provide response is received, we will consider this to mean there is no comment on the application.

Regards,

David Schoenholz
Planning Clerk



MINISTRY OF TRANSPORTATION ONTARIO COMMENTS

From:	Prestinaci, Matthew (MTO)
To:	David Schoenholz
Subject:	RE: City of Thorold - 2 Sentance Avenue - Minor Variance
Date:	October 29, 2026 2:58:23 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png

Hi David,

2 Sentance Ave – As long as the existing building footprint is not changing, no comment from The MTO.

No comments for the other files in the circulation.

Thank you,

Matthew Prestinaci
Corridor Management Officer (West) | Central Operations
Ministry of Transportation | Ontario Public Service
416-300-6508 | matthew.prestinaci@ontario.ca

From: David Schoenholz <David.Schoenholz@thorold.ca>
Sent: October 29, 2026 2:23 PM
To: tlennard@npca.ca; ppearson@npca.ca; Abby Lee <Abby.LaForme@mncfn.ca>; Daniel Dickson <Daniel.Dickson@thorold.ca>; David Hornblow <David.Hornblow@thorold.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; Building <Building@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; Jenny Rodriguez <Jenny.Rodriguez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Deanna Graham <Deanna.Graham@thorold.ca>; Geoff Holman <Geoff.Holman@thorold.ca>; andrew.carrigan@canadapost.ca; Prestinaci, Matthew (MTO) <Matthew.Prestinaci@ontario.ca>; Young, Katie <katie.young@niagararegion.ca>; Lori.Karlewicz@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>; circulations@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; executivevp.lawanddevelopment@opg.com; talitha.laurenson@opg.com
Subject: City of Thorold - 2 Sentance Avenue - Minor Variance

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Please review and provide comments to the Planning@Thorold.ca **on or before 4:00 pm, November 9, 2026**. If no comment or intention to provide response is received, we will consider this to mean there is no comment on the application.

Regards,

David Schoenholz
Planning Clerk
Development Services
City of Thorold
905-227-6613 x259

From:	HCMS-Do-Not-Reply
To:	City of Thorold Planning
Subject:	Response to General Inquiry 2026-20T-003150 submitted on October 29, 2026/Réponse à la demande de renseignements généraux n° 2026-20T-003150 soumise le 29 octobre 2026
Date:	October 29, 2026 7:01:54 PM

Please see below a response to the inquiry you submitted on October 29, 2026.

Response to Inquiry

Good Afternoon Conor;

Re: MTO General Inquiry #: 2026-20T-003150
2 Sentance Avenue, Thorold, ON. (Hwy 58)
Minor Variance (D13-12-2026):
Seeking relief from Part 3.21c) of Comprehensive Zoning By-law (60) 2019.
In particular relief is sought to increase the maximum gross floor area of a second dwelling unit from 40% to 65% of the principal dwelling unit gross floor area.

MTO is supportive of the Minor Variance Application (D13-12-2026):

Based on the provided Site Plan, please consider this email as confirmation that an MTO Building & Land Use Permit will not be required to expand the gross floor area of the basement because there is no change in the footprint..

As per the MTO Highway Corridor Management Manual, Chapter 2: Building & Land Use, Section 2.14 - Building and land Use Permits Requirements:

A permit is not required where there is no change in the footprint to a legally existing residential building, or for an addition to a legally existing residential building (5 units or fewer) or agricultural building, where the addition is not closer to the highway than the existing building, and where there are no changes to the grading, access or parking associated with the construction.

Please do not hesitate to contact me if you have any further questions.

Thanks,

Usama Ali
(416) 457-8973

If you have any questions, please contact:

Usama Ali
Phone: +1 416 457-8973
Email: Usama.Ali@ontario.ca

Ministry of Transportation
Highway Corridor Management Section - Downsview Office
159 Sir William Hearst Ave, 7th Floor



NIAGARA REGION COMMENTS

From: Young, Katie
To: David Schoenholz
Cc: devtplanningapplications
Subject: RE: City of Thorold - 2 Sentance Avenue - Minor Variance
Date: October 29, 2026 3:23:34 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image012.png

Hi David,

Regional staff will have no comments for this minor variance application.

Thank you,
Katie



Katie Young, MsC (PI), MCIP, RPP
Senior Planner
Niagara Region, 1815 Sir Isaac Brock Way,
Thorold, ON, L2V 4T7, PO Box 1042
P: (905) 980-6000 ext. 3727
W: www.niagararegion.ca
E: katie.young@niagararegion.ca

My workday may look different from your workday. Please do not feel obligated to respond outside of your normal working hours.

From: David Schoenholz <David.Schoenholz@thorold.ca>
Sent: Thursday, October 29, 2026 2:23 PM
To: tlennard@npca.ca; ppearson@npca.ca; Abby.LaForme@mncfn.ca; Daniel Dickson <Daniel.Dickson@thorold.ca>; David Hornblow <David.Hornblow@thorold.ca>; Dinesh Adhikari <Dinesh.Adhikari@thorold.ca>; Building <Building@thorold.ca>; thoreng <thoreng@thorold.ca>; Alex Sales <Alex.Sales@thorold.ca>; jenny.rodriguez <jenny.rodriguez@thorold.ca>; Abu Rashed <Abu.Rashed@thorold.ca>; Ugo Obiako <Ugo.Obiako@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Deanna Graham <Deanna.Graham@thorold.ca>; Geoff Holman <Geoff.holman@thorold.ca>; andrew.carrigan@canadapost.ca; matthew.prestinaci@ontario.ca; Young, Katie <Katie.Young@niagararegion.ca>; Karlewicz, Lori <Lori.Karlewicz@niagararegion.ca>; Dunsmore, Susan <Susan.Dunsmore@niagararegion.ca>; Development Planning Applications <devtplanningapplications@niagararegion.ca>; circulations@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; executivevp.lawanddevelopment@opg.com; talitha.laurenson@opg.com
Subject: City of Thorold - 2 Sentance Avenue - Minor Variance

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