



## **AGENDA**

**DELEGATION OF AUTHORITY MEETING**  
4:30 PM - Wednesday, September 24, 2025  
Microsoft Teams

All Delegation of Authority Meetings are open to the public. Members of the public can attend virtually via Teams.

### **1. CALL TO ORDER**

### **2. ADOPTION OF MINUTES**

2.1 August 13, 2025 Minutes

### **3. DISCLOSURES OF PECUNIARY INTEREST**

Disclosures of pecuniary interest and a brief explanation thereof will be made for the current Delegation of Authority Meeting at this time.

### **4. PLANNING MATTERS**

4.1 PBDD-2025-015

AM-2025-018, Minor Zoning By-Law Amendment 7972 Thorold Townline Road

**Proposal:** Zoning By-law amendment to permit the uses of a Distribution Warehouse/ Depot, and Truck Transport of Goods

**Applicant:** Celina Hevesi (Bousfields)

**Property Owner:** 1900029 ONTARIO INC

### **5. REPORTS**

5.1 PBDD-2025-015 – AM-2025-018 – 7972 Thorold Townline Road (Minor ZBA)

It is recommended:

1. That the General Manager of Planning, Building and Development or Delegate **APPROVE** the minor Zoning By-law amendment as detailed in this report.

### **6. CONSENT AGENDA**

### **7. BY-LAWS**

### **8. ADJOURNMENT**



# MINUTES

## DELEGATION OF AUTHORITY MEETING

4:30 PM - Wednesday, August 13, 2025

Committee Room 2/Zoom App.

The City of Niagara Falls Delegated Authority Meeting of the City of Niagara Falls Planning Department was called to order on Wednesday, August 13, 2025 at 4:30pm, in Committee Room 2 with the following members present:

**DELEGATED AUTHORITY:** Kira Dolch  
General Manager, Planning, Building & Development

**STAFF PRESENT:** Chris Roome, Planner 2, Current Planning  
Janielle Maxwell, Secretary Treasurer of Committee of Adjustment, Current Planning  
Tammy Trowers, Planning Technician, Current Planning

### 1. CALL TO ORDER

The meeting was called to order at 4:34 PM.

**2. ADOPTION OF MINUTES of July 23, 2025** - Approved by Kira Dolch

### 3. DISCLOSURES OF PECUNIARY INTEREST

None indicated by the General Manager, Planning, Building & Development

### 4. PLANNING MATTERS

#### 4.1. PBDD-2025-14

##### **B-2025-019 & B-2025-020- Marineland Easement/Encroachment Agreement**

**Proposal:** The applications have been requested to satisfy conditions of consent applications B-2025-001 to B-2025-004, which were approved by the Committee of Adjustment on February 18th, 2025.

Janielle Maxwell, Secretary Treasurer of Committee of Adjustment, provided overview of Consent applications B-2025-001 to B-2025-004.

Jeremy Tran, NPG Solutions, had no additions to the presentation.

No members of the public present.

General Manager of Planning & Building had no questions.

Approved by Kira Dolch, General Manager of Planning & Building,

## **5. REPORTS**

### **5.1 PBDD-2025-14 - B-2025-019 & B-2025-020 – Marineland Easement/Encroachment Agreement**

Approved as part of planning matters by Kira Dolch, General Manager, Planning, Building & Development.

### **5.2 PBDD-2025-13 - 26CD-11-2025-001– 6638 Mcleod Road Condominium Exemption**

Chris Roome, Planner 2, provided overview of Consent applications **PBDD-2025-13 - 26CD-11-2025-001**

Applicant not present or any members of the public.

Approved as part of planning matters by Kira Dolch, General Manager, Planning, Building & Development.

## **6. CONSENT AGENDA - NONE**

## **7. BY- LAWS**

- 7.1** By-law No. 2025-100 – Passed to exempt 6638 McLeod Road from the requirements for approval of condominium descriptions under Sections 51 and 51.1 of the *Planning Act* (26CD-11-2025-001).

Approved by Kira Dolch, General Manager, Planning, Building & Development.

## **8. ADJOURNMENT**

Approved by Kira Dolch, General Manager, Planning, Building & Development to adjourn the meeting at 4:40pm.



PBDD-2025-015

## Delegated Report

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Report to:	General Manager of Planning, Building and Development or Delegate
Date:	September 24, 2025 AM-2025-018 Minor Zoning By-law Amendment Application 7972 Thorold Townline Road
Title:	Applicant: Celina Hevesi (Bousfields)

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### Recommendation

That the General Manager of Planning, Building and Development or Delegate **APPROVE** the minor Zoning By-law amendment as detailed in this report to permit the uses of “distribution warehouse”, “cartage, express, or truck transport or terminal”, and “shipping, trans-shipping or distributing depot” subject to the regulations outlined in this report.

### Executive Summary

The applicant has requested a minor Zoning By-law amendment to permit a “distribution warehouse”, “cartage, express, or truck transport or terminal”, and “shipping, trans-shipping or distributing depot” at 7972 Thorold Townline Road. The amendment is recommended for the following reasons:

- The proposal conforms to Provincial, Regional and City policies as a distribution warehouse/depot with truck transport of goods is a permitted and expected use on Industrial lands for employment areas and goods movement within the Built-Up Area.
- The site fits the use as there is access to arterial roads/truck routes, separation from sensitive uses, and room for on-site loading, internal truck circulation, setbacks, and buffering. The proposed zoning matches the area’s established industrial character and operations.

### Background

#### Proposal

The applicant has submitted a minor Zoning By-law Amendment application for the subject land, municipally addressed as 7972 Thorold Townline Road, which is approximately 8,199 square metres in area (see Appendix 1 – Location Map). The

purpose of the application is to bring the existing, temporary FedEx facility into compliance with the City's current Zoning Bylaw 79-200. The site currently consists of two mobile dock units, an existing office trailer, and portable washroom facility along with 18 loading spaces for distribution and warehousing.

The subject lands are designated as site-specific Heavy Industrial (HI-202) in the City's Zoning By-law No. 79-200, as amended by By-law No.1989-266. The current site-specific zone allows the current uses of the Heavy Industrial Zone, in addition to a metal scrap yard use. The applicant is requesting to place the northern part of the subject property under a new site-specific Heavy Industrial Zone to add a Distribution Warehouse / Depot and Truck Transport of Goods. The remainder of the property will continue with the existing site-specific permissions. The site-specific amendment will legalize the existing FedEx operation under the current Zoning By-law and add "Distribution Warehouse", "Cartage, express, or truck transport or terminal", and "Shipping, trans-shipping or distributing depot" as permitted uses. These uses are permitted in the City's TDI zone and are undefined within the City's Zoning Bylaw 79-200, but are easily interpretable in nature and understood due to the grouping of uses and general intent of warehousing and transporting, encouraging movement of goods within the City.

### **Site Conditions and Surrounding Land Uses**

The subject property is located on the east side of Thorold Townline Road, north of Brown Road, and west of Beechwood Road. The site is located within a Heavy Industrial area at the City's edge near the City of Thorold boundary. It is bordered by a vegetated hydro corridor to the north, vacant fields to the east, Brown Road and vacant lands in Thorold to the south, and Thorold Townline Road to the west, across from rural single-detached homes in Thorold.

### **Circulation Comments**

Information about the requested minor Zoning By-law Amendment was circulated to City departments, and the public for comment. There were no comments received from Building Services, Enbridge, GIS, Municipal Works, Transportation Services, Landscape Services.

### **Neighbourhood Comments**

Staff waived the Public Open House requirement given that the FedEx use already exists on the site and the lands are within a Heavy Industrial area, where more intense forms of use are available such as iron and steel plant, or cement manufacturer. Formal notice was still provided, and the application proceeds to the statutory Public Meeting, ensuring transparency and an opportunity for public input. In staff's view, an additional open house would not add meaningful value in this context.

## **Analysis/Rationale**

### **1. Provincial Policies**

The *Planning Act* requires City planning decisions to be consistent with the *Provincial Planning Statement*, 2024. The proposed development is consistent and conforms as follows:

- The proposed development satisfies matters of provincial interest (section 2), including efficient land use and infrastructure, economic development and safe, efficient transportation systems. Locating a distribution/transport use on designated Industrial lands also minimizes land-use conflict and is implementable through zoning (s.34).
- Provincial Planning Statement (PPS 2024) supports protecting and optimizing employment areas, encouraging freight-supportive and truck-friendly uses in locations with appropriate road access. A distribution warehouse/depot with truck transport in an Industrial area aligns with these directions by concentrating jobs and goods movement where they're planned, buffered from sensitive uses, and connected to the truck network.

### **2. Regional Official Plan**

The subject lands are designated Urban Area (Built-up Area) in the Regional Official Plan. The proposal complies with the Regional Official Plan as it supports a mix of land uses to support the creation of complete communities and orderly development in accordance with the availability and provision of infrastructure. The availability and local distribution of a FedEx facility will serve to help the region with closer and faster distribution of goods throughout the City.

### **3. City's Official Plan**

The subject lands are designated Industrial in the City of Niagara Falls Official Plan and are situated within the Greenfield area. This designation encourages progressive development of lands within the Greenfield Area for new industry and employment uses. The industrial designation recognizes warehousing and distribution as permitted primary uses and encouraged in Industrial areas.

The proposed distribution warehouse and truck transport of goods is well aligned with the intent of the area which already permits manufacturing, assembly, fabricating, processing, reclaiming, recycling, warehousing, distribution, laboratory and research, and storage.. The proposed encourages employment, acts as a public service facility by providing a service to the City that encourages growth, and supports the City's broader planning goals.

#### **4. Zoning By-law**

The property is currently zoned HI-202 which permits a metal scrap yard in addition to the permitted uses of the heavy industrial zone. The applicant seeks a site-specific Heavy Industrial (HI) zone to add “distribution warehouse”, “cartage, express, or truck transport or terminal”, and “shipping, trans-shipping or distributing depot” as permitted uses. No variances or relief from HI zoning provisions are required. Staff support adding these uses on the northern portion of the site given its industrial context and existing HI permissions. The zoning change is narrow in scope and minor in effect relative to the heavy industrial type uses permitted overall on the property, and staff have no objection to the application.

#### **Operational Implications and Risk Analysis**

There are no operational implications or risks associated with the application.

#### **Financial Implications/Budget Impact**

The proposed FedEx facility will create new jobs and provide new tax assessment for the city.

#### **Strategic/Departmental Alignment**

The proposal contributes to the social sustainability strategic pillar by utilizing existing infrastructure to promote sustainable growth through a vibrant and diverse economy.

#### **Attachments**

Appendix 1 – Location Map

Appendix 2 – Conceptual Site Plan



Appendix 1  
(Location Map)





## Appendix 2 (Conceptual Site Plan)

