

COMMITTEE OF ADJUSTMENT

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

September 18, 2025

TO: Chairperson and Members of the Committee of Adjustment

SUBJECT: Applications for Consent - Paroschy Farms

D10-12-2025

1674 Kottmeier Road (Part 3), Thorold, Ontario
PLAN TWP PT LOT 188 PLAN TWP PT LOT 189
Roll Number: 273100003000400

D10-13-2025 (Retained Parcel)

1864 Hurricane Road (Part 2), Thorold, Ontario
PLAN TWP PT LOT 188 PLAN TWP PT LOT 189
Roll Number: 273100003000400

and

D10-14-2025

1674 Kottmeier Road (Part 7 on Plan 59R-1884), Thorold, Ontario
PT TWN LOT 188 RP 59R-1884 PARTS 2, 4 and 7
Roll Number: 273100003000306

KEY FACTS

- Consent to sever two (2) residential properties from an existing agricultural operation at 1674 Kottmeier Road.
 - The proposal seeks to sever the existing residences and consolidate an existing lot of record with the existing farmland within Prime Agricultural Areas of Thorold.
- The three (3) consents are as follows:
 - D10-12-2025: a Residence Surplus to an Agricultural Operation;
 - D10-13-2025: a technical lot-line adjustment; and
 - D10-14-2025: a technical lot-line adjustment.

- Staff have reviewed the application in accordance with Section 50(1) of the *Planning Act* and recommend approval.

RECOMMENDATIONS

That the City of Thorold Committee of Adjustment **approve** application D10-12-2025, submitted by Steven Rivers on behalf of Paroschy Farms, for lands known municipally as 1674 Kottmeier Road (Part 3 on the attached severance sketch), subject to the following conditions:

- 1) That the applicant provides the Secretary-Treasurer with a legal description, acceptable to the Registrar, of the subject parcel, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
- 2) That the owner provides a lawyer's undertaking, to the satisfaction of the City Solicitor, and agrees to forward a copy of documentation confirming the transaction has been carried out, to the City within two years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.
- 3) That the applicant provides the Secretary-Treasurer with a copy of the transfer documents for the conveyance of the subject parcel, or a legal description of the subject parcel to be registered, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
- 4) That a final certification fee, payable to the City of Thorold, be submitted to the Secretary-Treasurer and that all conditions of consent be fulfilled.
- 5) That all outstanding property taxes be paid prior issuance of the Certificate of Consent.
- 6) That prior to the issuance of the Certificate of Consent, for a Residence surplus to an Agricultural Operation through consent application D10-12-2025, the lot adjusted parcel (being Parts 1 and 7 on Plan 59R-1884) shall be rezoned

from “Agriculture (A)” to “a site-specific Agricultural (A-XX) zone” to only permit agricultural uses.

7) That prior to the issuance of the Certificate of Consent, that Part 3 be rezoned to a site specific Rural Residential (RU-) zone, to recognize a deficient lot frontage, lot area and interior side yard setback.

AND that the City of Thorold Committee of Adjustment approve application D10-13-2025, submitted by Steven Rivers on behalf of Paroschy Farms, for lands known municipally as 1864 Hurricane Road (Part 2 on the attached severance sketch), subject to the following conditions:

1) That the applicant provides the Secretary-Treasurer with a legal description, acceptable to the Registrar, of the subject parcel, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.

2) That the owner provides a lawyer’s undertaking, to the satisfaction of the City Solicitor, and agrees to forward a copy of documentation confirming the transaction has been carried out, to the City within two years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.

3) That the applicant provides the Secretary-Treasurer with a copy of the transfer documents for the conveyance of the subject parcel, or a legal description of the subject parcel to be registered, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.

4) That a final certification fee, payable to the City of Thorold, be submitted to the Secretary-Treasurer and that all conditions of consent be fulfilled.

5) That all outstanding property taxes be paid prior issuance of the Certificate of Consent.

6) That the lot (Part 2) be reconfigured to the satisfaction of the Niagara Region.

Planning Report

Consent File D10-12-2025 – 1674 Kottmeier Road

Consent File D10-13-2025 – 1844 Kottmeier Road

Consent File D10-14-2025 – 1674 Kottmeier Road

City of Thorold

Page 4

7) That prior to the issuance of the Certificate of Consent for a lot line adjustment through consent application D10-13-2025, the lot adjusted parcel (being Parts 1 and 7 on Plan 59R-1884) shall be rezoned from “Agriculture (A)” to “a site-specific Agricultural (A-XX) zone” to only permit agricultural uses.

8) That prior to the issuance of the Certificate of Consent, that Part 2 (retained parcel) be rezoned to a site specific Rural Residential (RU-xx) zone, to recognize a deficient lot frontage, lot area and interior side yard setback.

AND that the City of Thorold Committee of Adjustment approve application D10-14-2025, submitted by Steven Rivers on behalf of Paroschy Farms, for lands known municipally as 1674 Kottmeier Road (Part 7, Plan 59R-1884), subject to the following conditions:

1) That the applicant provides the Secretary-Treasurer with a legal description, acceptable to the Registrar, of the subject parcel, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.

2) That the owner provides a lawyer’s undertaking, to the satisfaction of the City Solicitor, and agrees to forward a copy of documentation confirming the transaction has been carried out, to the City within two years of issuance of the consent certificate, or prior to the issuance of a building permit, whichever occurs first.

3) That the lands to be severed are for the purpose of a lot addition only, to the adjacent lands described as Part 1 (Plan TWP PT Lot 188 Plan TWP PT Lot 189), and any subsequent transfer, charge, or other conveyance of the lands to be severed is subject to Section 50(3) or 50(5) of the Planning Act. Neither the lands to be severed nor the adjacent lands are to be reconveyed without the other parcel (Part 1 on Plan TWP PT Lot 188 Plan TWP PT Lot 189) unless a further consent is obtained. The owner shall cause the lands to be severed to be consolidated on title with the adjacent lands and for this condition to be entered into the Parcel Register as a restriction.

- 4) That the applicant provides the Secretary-Treasurer with a copy of the transfer documents for the conveyance of the subject parcel, or a legal description of the subject parcel to be registered, together with a copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
- 5) That a final certification fee, payable to the City of Thorold, be submitted to the Secretary-Treasurer and that all conditions of consent be fulfilled.
- 6) That all outstanding property taxes be paid prior issuance of the Certificate of Consent.
- 7) That prior to the issuance of the Certificate of Consent for a lot line adjustment, through consent application D10-14-2025, the lot adjusted parcel (being Parts 1 and 7 on Plan 59R-1884) shall be rezoned from “Agriculture (A)” to “a site-specific Agricultural (A-XX) zone” to only permit agricultural uses.

PROPOSAL

The proposal seeks to sever the existing residences at 1674 Kottmeier Road and 1864 Hurricane Road (see **Figure 1**), and consolidate an existing lot of record (Part 7 on Plan 59R-1844) with the existing farmland (Part 1 on **Figure 2**) within Prime Agricultural Areas of Thorold. The lands are presently zoned Agriculture (A), Open Space Conservation (OS2), Environmental Protection 1 (EP1) and Environmental Protection 2 (EP2) according to the City of Thorold Comprehensive Zoning By-law 60(2019). The property is subject to a concurrent Zoning By-law Amendment application to zone the lands as “Agriculture Purposes Only”. Under the City of Thorold Official Plan (2016) and the Region of Niagara Official Plan (2022) the lands are designated as part of the Agricultural and Prime Agricultural designations respectively and contains Provincially significant woodlands and wetlands.

In order to facilitate this proposal on the subject lands, Section 53(1) of The Planning Act applies:

An owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case

may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.

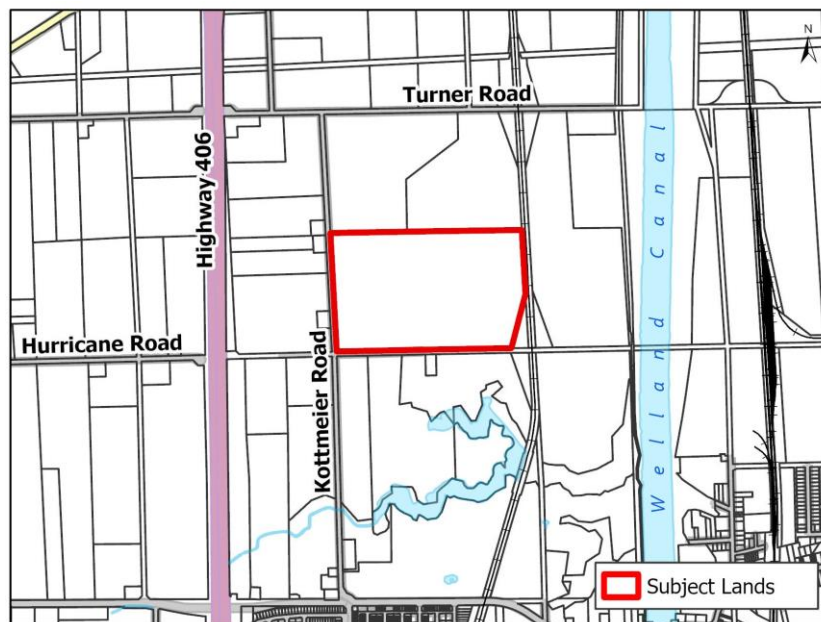


Figure 1: Location Map

Site Description

The subject lands are presently zoned Agriculture (A), Open Space Conservation (OS2), Environmental Protection 1 (EP1) and Environmental Protection 2 (EP2) within the Comprehensive Zoning By-law 60(2019). The subject lands are situated south of Turner Road, a railway corridor to the east, Hurricane Road to the south and by Kottmeier Road to the west. The subject lands comprise approximately 41 hectares within the Agricultural designation of the City of Thorold Official Plan.

Currently the site contains two residential properties, with frontage along Kottmeier Road and Hurricane Road, respectively. An agreement of Purchase and Sale has been entered into by the applicant with Summers Farms Inc. The lands situated outside of the residential compounds and the environmental areas are currently being used for agricultural purposes. These lands will be maintained as farmland by the purchaser (Summers Farms Inc.) and are to be consolidated with an adjacent parcel situated to

the southeast of the site. A condition of approval has been included that requires this consolidation, as well as a Zoning By-law Amendment to rezone the lands for “Agricultural Purposes Only”. The residential lots will be rezoned to a Site-Specific “Rural” zoning to address the unique zoning requirements of those properties.

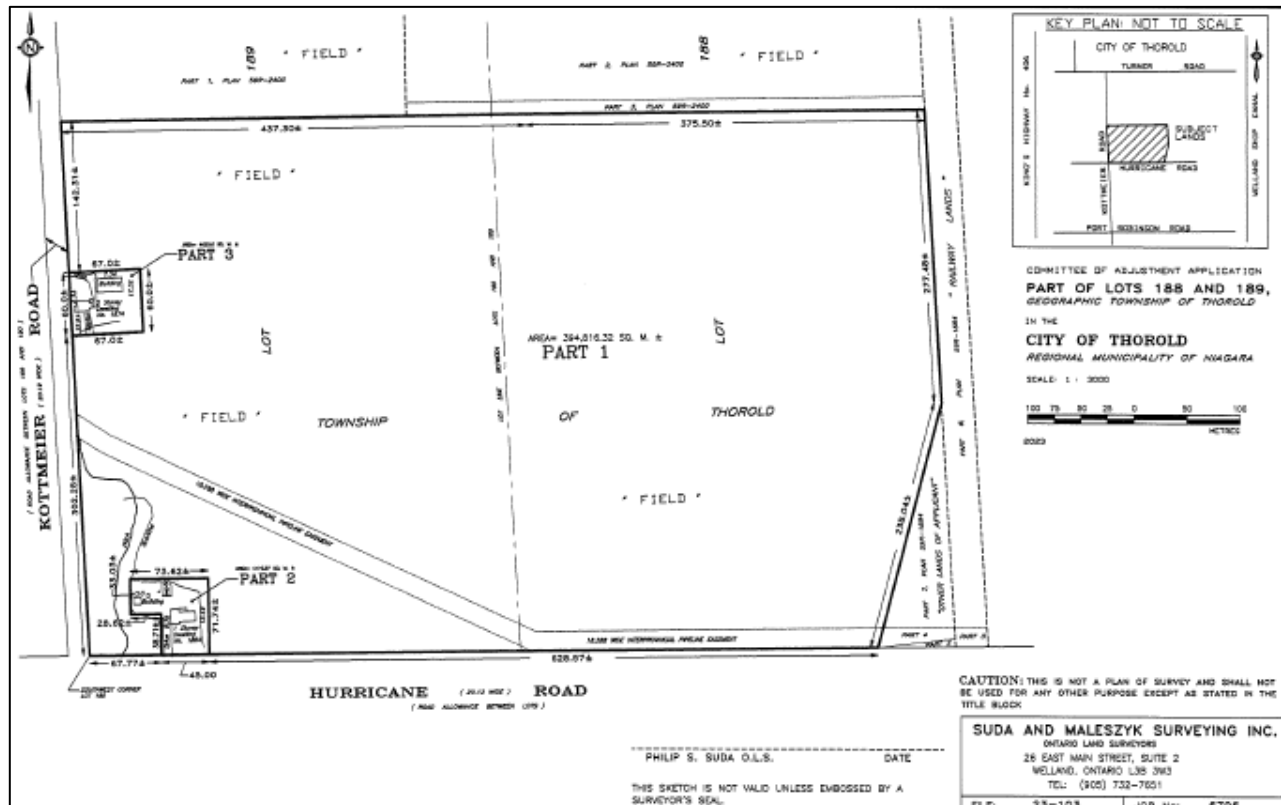


Figure 2: Proposed Plan

Background Review

Provincial Planning Statement (PPS) (2024)

The Provincial Planning Statement, effective October 20, 2024, provides the planning policy framework for municipalities within the Province of Ontario. The PPS includes six 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, and protecting public safety.

The Provincial Planning Statement contains the following policies which relate to the submitted application:

4.3.1.1 - Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.

4.3.3.1.c) - One new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:

1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and

4.3.3.2 - Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.

4.3.3.3 - The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 4.3.3.1.c).

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 Agricultural designation within the NOP within significant wetland and woodland features. The following policies of the NOP relate to the submitted application:

4.1.4.1 - Within the prime agricultural area, including the protected countryside of the Greenbelt Plan which also includes specialty crop area, lot creation is discouraged and

may only be permitted in accordance with the policies in Sections 4.1.4, 4.1.5 and 4.1.6 of this Plan.

4.1.4.2 - Proposed residential lots being considered under Sections 4.1.5 and 4.1.6 for a consent within the agricultural land base must meet the following conditions:

- a. the size of any new lot shall be an area of 0.4 hectares except to the extent of any additional area deemed necessary to support an on-site private water supply and long-term operation of a private sewage disposal system as determined by Provincial and Regional requirements;
- b. any new lot has an adequate groundwater or other water supply, in compliance with Provincial requirements;
- c. any new lot has sufficient frontage on an existing publicly-maintained road;
- d. where possible, joint use should be made of the existing road access to the farm operation;
- e. road access to any new lot does not create a traffic hazard because of limited sight lines on curves or grades or proximity to intersections; and f. proposed lots shall be located and configured to minimize impacts on surrounding farming operations.

4.1.4.3 - All proposed development and uses will include sustainable on-site private water supply and private sewage disposal systems subject to applicable Provincial and Regional regulations and associated approvals.

4.1.5.2 - The severance of a residence surplus to a farming operation may be permitted under the following circumstances:

- a. the proposed lot contains a habitable residence, which existed as of December 16, 2004, that is rendered surplus as a result of farm consolidation;
- b. the size of any new lot shall be an area of 0.4 hectares except to the extent of any additional area deemed necessary to support an on-site private water supply and private sewage disposal system as determined by Provincial and Regional requirements to a maximum of one hectare;
 - i. proposals that exceed one hectare may be considered subject to an amendment to this Plan; and
- c. to reduce fragmentation of the agricultural land base, the retained lot shall be merged with an abutting parcel. Where merging of two lots is not possible, the retained farm parcel shall be zoned to preclude its use for residential purposes.

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 Agricultural designation within the CTOP. The following policies of the CTOP relate to the submitted application:

A2.5.1 - It is the goal of this Plan to maintain, support and enhance agricultural opportunities.

B2.1.3.1 - In accordance with the intent of this Plan to maintain and protect the agricultural resource of the City and direct the majority of new residential growth to settlement areas or existing vacant building lots, the creation of one new lot from a parcel may be permitted if:

- a) The lot to be severed to create a farm and both the severed and retained parcels are 40 hectares or more; or,
- b) The lot is necessary to accommodate a residence surplus to a farm operation resulting from a farm consolidation in accordance with Section B2.1.3.4.

B2.1.3.3 - Consents may be granted for legal or technical reasons, or to provide for minor lot line adjustments or correct lot boundaries provided such consents do not result in the creation of a new lot.

B2.1.3.4 - It is acknowledged that the consolidation of farms into larger and more efficient operations is a reality in the Regional and Provincial agricultural economy. In this regard, the consolidation of two or more abutting or adjacent farm parcels or a boundary adjustment that increases the size of a farm parcel is permitted provided no new lot is created and provided the benefitting parcel captures the majority of arable farmland.

Residences that are surplus to a farm operation as a result of a farm consolidation may be severed, regardless if the farm parcels subject to the consolidation are abutting or

independent. Applications to sever a residence surplus to a farm operation should provide for a maximum lot area of 0.4 hectares. If deemed necessary to accommodate private water and sewage services, a larger lot size, not exceeding the minimum size required to accommodate the residential use and the private services, will be considered. In addition it shall be a requirement that the residual or consolidated farm parcel be zoned to preclude future residential use in perpetuity.

CONSENT PLANNING ANALYSIS

The application for consent was reviewed with consideration of applicable policies in the PPS, the NOP, and the CTOP.

Provincial Planning Statement (2024)

The PPS limits lot creation within agricultural areas, to preserve the economic viability of the agriculture system. Despite this, lot line adjustments for a legal or technical reason which do not result in a new lot are permitted. As such, the existing buildable lot (Part 7, Plan 59R-1844) with frontage along Hurricane Road will be merged with the agricultural parcel (Part 1 of the Severance Sketch). As a result of this lot line adjustment, no new lots will be created and no additional units will remain on the agricultural component of the subject lands. It is recommended that these lands be rezoned to an “Agricultural Purposes Only” – in alignment with the PPS.

In summary, planning staff are of the opinion that the proposal is consistent with the PPS.

Niagara Regional Official Plan (NOP) (2022)

In line with Provincial Legislation, the NOP is restrictive of development within proximity to farmland, with significant protection for lands identified as “Prime Agriculture”. Lot creation is prohibited within these areas and may only be permitted in certain circumstances as outlined in subsections 4.1.4, 4.1.5 and 4.1.6 of the NOP, respectively.

As it relates to subsection 4.1.4.2, both proposed residential lots meet the conditions outlined for proposed residential lots within the Specialty Crop Area. Larger lot sizes, than the prescribed 0.4 hectares, are required to address servicing concerns identified by Regional Planning staff through circulation.

The severance of the lot with frontage along Kottmeier Road will proceed as a residence surplus to a farming operation severance, in compliance with NOP subsection 4.1.5.2. The NOP restricts new lot creations in prime agricultural areas, however the proposed residential lot with frontage along Hurricane Road will proceed as a lot line adjustment (under technical or legal reasons) and will result in no further development. An "Agricultural Purposes Only" zoning by-law amendment, for which a public hearing has been held, is being recommended as a condition of these applications to ensure that the resulting farm parcel is zoned "to preclude its use for residential purposes."

In summary, Planning Staff are of the opinion that the proposed residential lot severance and lot adjustments meet the general intent and goals of the NOP.

City of Thorold Official Plan (CTOP) (2016)

This proposal meets the CTOP's goal to "maintain, support and enhance agricultural opportunities. Provincial legislation has identified that larger, consolidated farmlands are economically more efficient and competitive than unconsolidated parcels of agriculture.

The CTOP protects agricultural designations by limiting the size of new lots created within these agricultural designations. As previously stated in this report, no new lots will be created as a result of this application, and no new development will occur. Residential lots within agricultural areas, created as the result of a lot line adjustment or surplus residence to a farm operation, are limited to a maximum size of 0.4 ha, but may be enlarged to provide for on-site servicing, as is the case for both residential lots.

In summary, planning staff are of the opinion both the proposed severance and lot line adjustments meet the general vision and intent of the CTOP.

City of Thorold Comprehensive Zoning By-law (CZBL) (2019)

The subject lands are presently zoned Agriculture (A), Open Space Conservation (OS2), Environmental Protection 1 (EP1) and Environmental Protection 2 (EP2) within the CZBL. The proposed conditions of the Consent applications will require site-specific zoning on all parcels.

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, which are summarized below.

Niagara Region:

- Please see attached comment.
- Regional staff advise City staff that in its current form, the proposed consent of Part 2 (1864 Hurricane Road) may not conform to the Natural Environment System policies of the NOP. Specifically, the proposed lot line would fragment a mapped Other Wetland, which is identified as a natural heritage feature. Furthermore, from a private septic perspective, the proposed lot line for Part 2 (1864 Hurricane Road) does not meet the setback requirements outlined in the Ontario Building Code. As such, Regional staff are unable to support the application in its current form.

To move forward, staff recommend the applicant consider revising the proposed lot lines to ensure the existing septic system is fully contained within the lot and compliant with the Ontario Building Code, while also avoiding fragmentation of the Other Wetland. These revisions should also take into account any additional requirements from the City or relevant agencies.

Niagara Peninsula Conservation Authority

- At this time, the NPCA staff have no objection to the Consent Applications, D10-12-2025, D10-13-2025, and D10-14-2025.

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
City of Thorold Engineering City of Thorold Fire Hydro One	MNCFN City of Thorold Building City of Thorold Public Works City of Thorold Community Services

	Canada Post Ministry of Transportation CN Rail GIO Rail District School Board of Niagara Niagara Catholic District School Board St. Lawrence Seaway Bell Canada Cogeco Enbridge Ontario Power Generation
--	--

CONCLUSION

It is the recommendation of planning staff that Consent Applications D10-12-2025, D10-13-2025 and D10-14-2025, for the purpose of severing existing residences at 1674 Kottmeier Road and 1864 Hurricane Road as part of a farmland consolidation and related lot line adjustments, **BE APPROVED**, subject to the conditions listed herein.

Prepared by:

J. Greyvenstein
Development Planner
City of Thorold Planning

Submitted by:

Marc Davidson
Manager of Development Planning
Development Services



NIAGARA REGION COMMENTS

Public Works – Infrastructure Planning and Development Division

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

Via Email Only

September 18, 2025

Region Files: PLCS202501975, PLCS202501976, PLCS202501977

Courtney Kaupp
Planning Clerk
City of Thorold
8 Carleton Street South
Thorold, ON L2V 5C2

Dear Ms. Kaupp:

**Re: Regional and Provincial Comments
Proposed Consent Applications
City Files: D10-12-2025, D10-13-2025, D10-14, 2025
Owners: John and Nicholas William
Agent: South Coast Consulting c/o Steven Rivers
1674 Kottmeier Road and 1864 Hurricane Road
City of Thorold**

Regional Infrastructure Planning and Development staff has reviewed the proposed consent applications for lands municipally known as 1674 Kottmeier Road and 1864 Hurricane Road in the City of Thorold.

The application proposes the severance of two surplus farm dwellings, one fronting onto Kottmeier Road (Part 3), approximately 0.4 hectares in size with existing residential dwelling and secondary buildings and one located at 1864 Hurricane Road (Part 2), approximately 0.61 hectares in size with existing residential dwelling and secondary buildings. A boundary adjustment is also proposed to add an existing lot of record (Part 7), approximately 0.83 hectares, to Part 1, bringing the total size of the subject lands to 40.3 hectares.

Staff are unable to support the application as the proposed lot lines for Part 2 do not meet the Ontario Building Code requirements for the existing septic system. Furthermore, staff advise the City from an environmental planning perspective that the proposed lot lines for Part 2 fragment the mapped Other Wetland feature, which is not permitted under NOP Natural Environment System policies.

Planning Act Changes

Staff advise pursuant to the *Planning Act*, as of March 31, 2025, Niagara Region is an upper-tier municipality without planning responsibilities. The council of an upper-tier municipality, on conditions agreed upon with the council of a local municipality, may provide advice and assistance to local municipalities in respect of planning matters generally. City Council approved entering into a service level agreement with Niagara Region ('Planning Services Agreement') to continue providing support and advice to the City of Thorold for certain planning matters.

Please be advised that through this change to the *Planning Act*, the *Niagara Official Plan, 2022* (NOP) is effectively an official plan of the City of Thorold, which remains in effect until the City revokes or amends it to provide otherwise. As such, City staff should be satisfied that the application conforms to NOP policies.

On this basis, the following comments pertaining to archaeology and the natural environment system are provided as advice to assist the City in their review of the application. Under the Memorandum of Understanding for Engineering Review between the City and the Region, the comments related to private servicing is considered a Regional requirement with respect to the Region's interests.

Archaeological Potential

The *Provincial Planning Statement, 2024* (PPS) and the NOP state that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved, or the land has been investigated and cleared or mitigated following clearance from the Province. The subject land is mapped as an area of archaeological potential in Schedule K of the NOP.

As no physical development or site alteration is proposed on-site, Regional staff do not recommend the completion of an archaeological assessment at this time. Staff advise an archaeological assessment may be a requirement should a future *Planning Act* application be applied for.

Natural Environment System

The subject property is impacted by the NOP Natural Environment System (NES), consisting of Provincially Significant Wetland (PSW), Significant Woodland, a Permanent or Intermittent Watercourse and Other Wetland. NOP policy 3.1.5.7.1 requires the completion of an Environmental Impact Study (EIS) when development or site alteration is proposed within 120 m of these features. Further, NOP policies require that the following minimum Vegetation Protection Zones (VPZ) be established as natural self-sustaining vegetation: 30 m for PSW, 20 m for Significant Woodland, and a buffer is to be determined through an EIS for Other Wetlands and watercourses. Development or site alteration is generally not permitted within features or their VPZ.

NOP Policy 3.1.4.8 states that new lot lines may not fragment features or their buffer. Part 2 does not meet this requirement. In lieu of an EIS, staff recommend that the lot line be moved 10 m outside of boundary of the Other Wetland. Staff recommend that if the applicant wishes to propose a buffer of less than 10 m, the City require an EIS to determine a buffer to satisfy the policies of the NOP.

Regional staff are available to discuss these comments in more detail as necessary.

Private Sewage System

Regional Private Sewage System staff found no records for the existing sewage system servicing the existing dwelling on Part 2. A single chamber concrete septic tank was exposed north of the dwelling. The in-ground leaching field was exposed north of the dwelling as well and was confirmed that it does not meet the required setbacks to the proposed property line 25.3m north of the dwelling. The existing septic system is considered legal non-conforming, and the property contains enough useable area for a replacement septic system.

No records were found within our department for the existing sewage system servicing the existing dwelling on Part 3. A two-chamber concrete septic tank was exposed south of the dwelling. The in-ground leaching field was not exposed but appears to also be south of the dwelling as well. It appears to meet the required setbacks to the proposed property line 42.8m south of the dwelling. The existing septic system is considered legal non-conforming, and the property contains enough useable area for a replacement septic system.

Based on the consent sketch provided, the proposed property line which is 25.3m north of the existing dwelling known as 1864 Hurricane Road does not meet the setbacks required by the Ontario Building Code to the existing septic system.

Therefore, our department is unable to approve of the proposed consent until the consent sketch is revised to show the 3m setback is met from the exposed septic system to the proposed property line on Part 2. If this cannot be shown, a new class 4 sewage system must be applied for and installed to be fully contained on Part 2 and meet the required setbacks to the proposed property line 25.3m north of the dwelling.

Conclusion

From a Provincial and Regional policy perspective, it is the responsibility of City staff to determine whether the proposed consents are consistent with the PPS and conform to the NOP.

Regional staff advise City staff that in its current form, the proposed consent of Part 2 (1864 Hurricane Road) may not conform to the Natural Environment System policies of the NOP. Specifically, the proposed lot line would fragment a mapped Other Wetland, which is identified as a natural heritage feature.

PLCS202501975, PLCS202501976, PLCS202501977
September 18, 2025

Furthermore, from a private septic perspective, the proposed lot line for Part 2 (1864 Hurricane Road) does not meet the setback requirements outlined in the Ontario Building Code. As such, Regional staff are unable to support the application in its current form.

To move forward, staff recommend the applicant consider revising the proposed lot lines to ensure the existing septic system is fully contained within the lot and compliant with the Ontario Building Code, while also avoiding fragmentation of the Other Wetland. These revisions should also take into account any additional requirements from the City or relevant agencies.

Should you have any questions, please contact the undersigned at Katie.Young@niagararegion.ca.

Kind regards,

A handwritten signature in black ink that reads "Katie Young". The signature is written in a cursive, flowing style.

Katie Young, MCIP, RPP
Senior Planner

cc: Lori Karlewicz, Planning Ecologist
Devon Haluka, Private Sewage System Inspector



NIAGARA PENINSULA CONSERVATION AUTHORITY COMMENTS

September 15, 2025

VIA EMAIL ONLY

Committee of Adjustment
City of Thorold, Development Services Department
8 Carleton Street South,
Thorold, ON L2V 5C2

Attention: Secretary Treasurer of the Committee of Adjustment

Subject: Application for Consent, D10-12-2025, D10-13-2025, and D10-14-2025.
1674 Kottmeier Road and 1864 Hurricane Road,
Thorold, Ontario
ARN 273100003000400

To the Committee of Adjustment,

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

The NPCA regulates watercourses, flood plains (up to the 100-year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under Ontario Regulation 41/24 of the Conservation Authorities Act. The NPCA Policy Document: Policies for Planning and Development in the Watersheds of the Niagara Peninsula Conservation Authority (NPCA policies) provides direction for managing NPCA regulated features.

As outlined within the provided application, the following applications have been submitted for three (3) Consents for the following purposes:

- *The severance of a surplus farm dwelling fronting on Kottmeier Road (Part 3), approximately 0.4 hectares, with existing residential dwelling and secondary buildings;*
- *The severance of a surplus farm dwelling for the parcel to be retained (Part 2), approximately 0.61 hectares, with an existing residential dwelling and secondary buildings which is also known as 1864 Hurricane Road; and*
- *A boundary adjustment to add Part 7 of Plan 59R-1884 (an existing lot of record), approximately 0.83 hectares, to Part 1 which will bring the subject lands to a total of approximately 40.3 hectares.*

The NPCA has reviewed the current NPCA mapping of **ARN 273100003000400** and has identified the following at this time:

- Watercourses with an associated 15-meter buffer area from the Top of Bank;
- Provincially Significant Wetland (PSW) - Port Robinson Woodlot Wetland Complex, with an associated 30-meter buffer area from the wetland boundary;
- Areas of potential unevaluated wetland; and,
- Areas of potential hazard slopes (within wetland area)

Based on the following applications and current mapping, the NPCA can offer the following comments:

- Proposed subject parcel, Part 3, does not encroach within an NPCA Regulated Area as such, the NPCA has no objections to the lot creation for the surplus farm dwelling, Part 3.
- Proposed subject parcel, Part 2, is east adjacent to an NPCA Regulated watercourse, may encroach within the NPCA regulated buffer area (15-meters from the top of bank). Associated with the watercourse is an area of potential unevaluated wetlands as per the current NPCA mapping. As per the current NPCA Policy Document, Section 2.4.2 e), *On a case-by-case basis, lot creation within 30 metres of a PSW or Non-PSW may be permitted where the lot to be created is for a surplus farm dwelling or other existing building, and the lot lines are based on existing site disturbances and an EIS in accordance with the NPCA Procedural Manual.* As the proposed lot creation, Part 2, is shown to be within the area of existing disturbance adjacent to the area of potential wetlands and is to support a farm surplus dwelling, the NPCA would have no objection to the lot creation, Part 2.
- Proposed subject parcel, Part 7, is a proposed boundary adjustment to be retained by the Part 1. Part 7 and the southeast portion of Part 1 contain NPCA regulated features being the identified PSW, watercourses, potential features (hazard slopes / potential wetlands), and associated buffers. As the proposal is a boundary adjustment for technical or legal reasons to merge lots and is not to create a new lot, the NPCA can offer no objection to the boundary adjustment to merge Parts 1 and 7.

Conclusion

At this time, the NPCA staff have no objection to the Consent Applications, **D10-12-2025, D10-13-2025, and D10-14-2025.**

Should there be any future proposed works proposed within an NPCA Regulated Area, the NPCA will require prior review and approval to ensure all works have met the satisfaction of NPCA staff and Policies at that time. Depending on the scope, nature, and location of future proposed works, an NPCA works Permit maybe of a requirement prior to the start of works.

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

Yours truly,



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



CITY OF THOROLD FIRE AND EMERGENCY SERVICES COMMENTS

From: [FPO](#)
To: [City of Thorold Planning](#)
Subject: RE: City of Thorold Committee of Adjustments - October 16
Date: September 10, 2025 2:14:02 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)

Good Afternoon,

No comments.

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: City of Thorold Planning <Planning@thorold.ca>

Sent: September 4, 2025 9:19 AM

To: tlennard@npca.ca; ppearson@npca.ca; Abby.LaForme@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@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>; Paula Wake <Paula.Wake@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Mark Richardson <Mark.Richardson@thorold.ca>; andrew.carrigan@canadapost.ca; peter.deluca@ontario.ca; Usama.Ali@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; planning@ncdsb.com; realestate@seaway.ca; planninganddevelopment@bell.ca; moc.bell@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; ross.abate@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; katie.young@niagararegion.ca; Jessica.Fajta@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>

Subject: City of Thorold Committee of Adjustments - October 16

Hello,

Please find attached a copy of the combined Notice of Hearing for the Consent applications listed below to be heard at the City of Thorold October Committee of Adjustment meeting.

Consent	D10-12-2025	1674 Kottmeier Road (Part 3)
Consent	D10-13-2025	1864 Hurricane Road (Part 2)
Consent	D10-14-2025	1674 Kottmeier Road (Part 7)

Please review and provide comments to the Planning@Thorold.ca on or before **4:00 pm, September 18, 2025**. If no comment or intention to provide response is received, we will consider this to mean there is no comment on the application at this time.

Thank you,
Courtney



CITY OF THOROLD ENGINEERING COMMENTS

From: [Ugo Obiako](#)
To: [City of Thorold Planning](#)
Subject: RE: City of Thorold Committee of Adjustments - October 16
Date: September 16, 2025 10:58:50 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello:

Engineering Department has no comment.

Regards,



Ugo Obiako M.Eng., C.E.T., P.Eng.
Project Manager
Public Works and Community Services
City of Thorold
905-227-6613 x294
P.O. Box 1044, 3540 Schmon Parkway, Thorold, ON, L2V 4A7
www.thorold.ca

From: City of Thorold Planning <Planning@thorold.ca>
Sent: Thursday, September 4, 2025 9:19 AM
To: tlennard@npca.ca; ppearson@npca.ca; Abby.LaForme@mncfn.ca; Dinesh Adhikari <Dinesh.Adhikari@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>; Paula Wake <Paula.Wake@thorold.ca>; Steven Polich <Steven.Polich@thorold.ca>; FPO <FPO@thorold.ca>; Mark Richardson <Mark.Richardson@thorold.ca>; andrew.carrigan@canadapost.ca; peter.deluca@ontario.ca; Usama.Ali@ontario.ca; proximity@cn.ca; aaron.white@giorail.com; planning@ncdsb.com; realestate@seaway.ca; planninganddevelopment@bell.ca; moc.bell@bell.ca; jeremy.leemet@cogeco.com; municipalplanning@enbridge.com; ross.abate@enbridge.com; zone2scheduling@hydroone.com; landuseplanning@hydroone.com; executivevp.lawanddevelopment@opg.com; jasmine.tranter@opg.com; talitha.laurenson@opg.com; katie.young@niagararegion.ca; Jessica.Fajta@niagararegion.ca; Lori.Karlewicz@niagararegion.ca; Josh.Wilson@niagararegion.ca; Susan.Dunsmore@niagararegion.ca; devtplanningapplications <devtplanningapplications@niagararegion.ca>
Subject: City of Thorold Committee of Adjustments - October 16

Hello,

Please find attached a copy of the combined Notice of Hearing for the Consent applications listed below to be heard at the City of Thorold October Committee of Adjustment meeting.

Consent	D10-12-2025	1674 Kottmeier Road (Part 3)
Consent	D10-13-2025	1864 Hurricane Road (Part 2)
Consent	D10-14-2025	1674 Kottmeier Road (Part 7)

Please review and provide comments to the Planning@Thorold.ca on or before **4:00 pm, September 18, 2025**. If no comment or intention to provide response is received, we will consider this to mean there is no comment on the application at this time.

Thank you,
Courtney

City of Thorold Planning



HYDRO ONE COMMENTS

From: [LANDUSEPLANNING](#)
To: [City of Thorold Planning](#)
Subject: THOROLD - 1674 Kottmeier Road. - D10-12-2025)
Date: September 24, 2025 8:25:22 AM

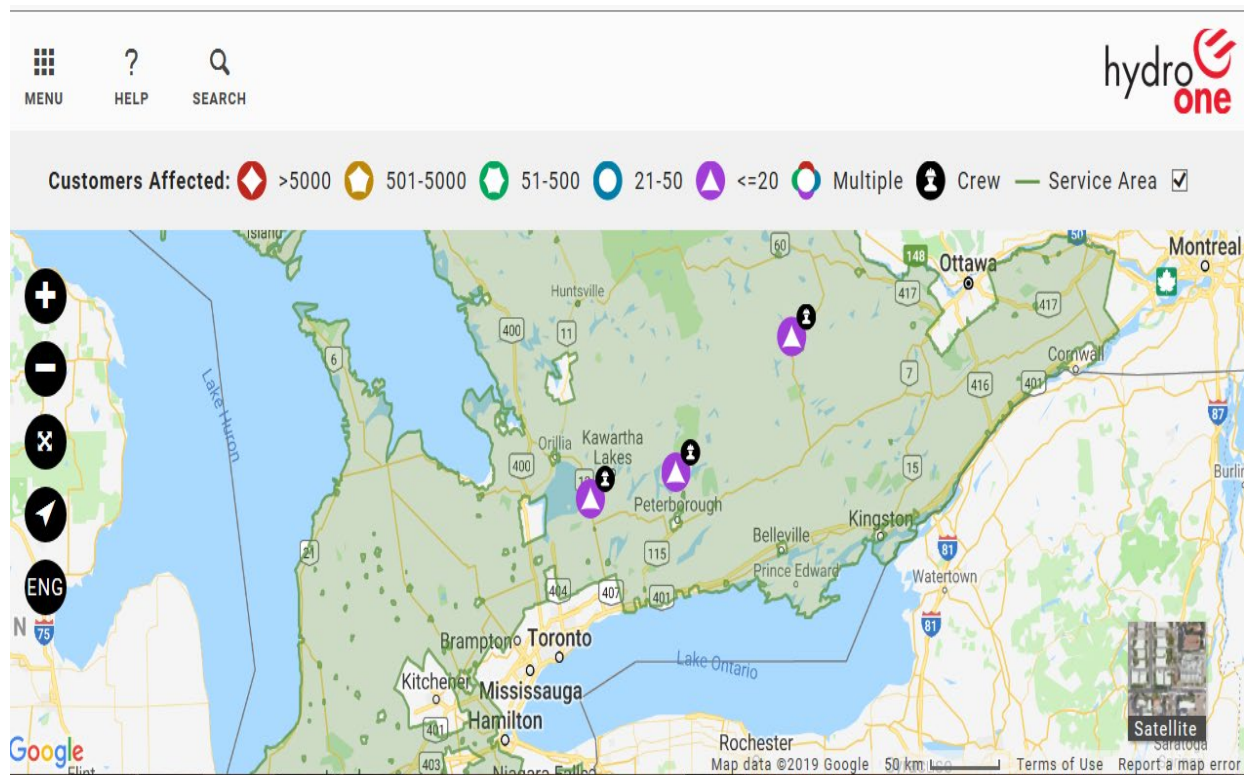
Hello,

We are in receipt of your Application for Consent, D10-12-2025) dated 2025-09-02. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com

From: [LANDUSEPLANNING](#)
To: [City of Thorold Planning](#)
Subject: THOROLD - 1674 Kottmeier Road. - D10-13-2025)
Date: September 24, 2025 8:26:13 AM

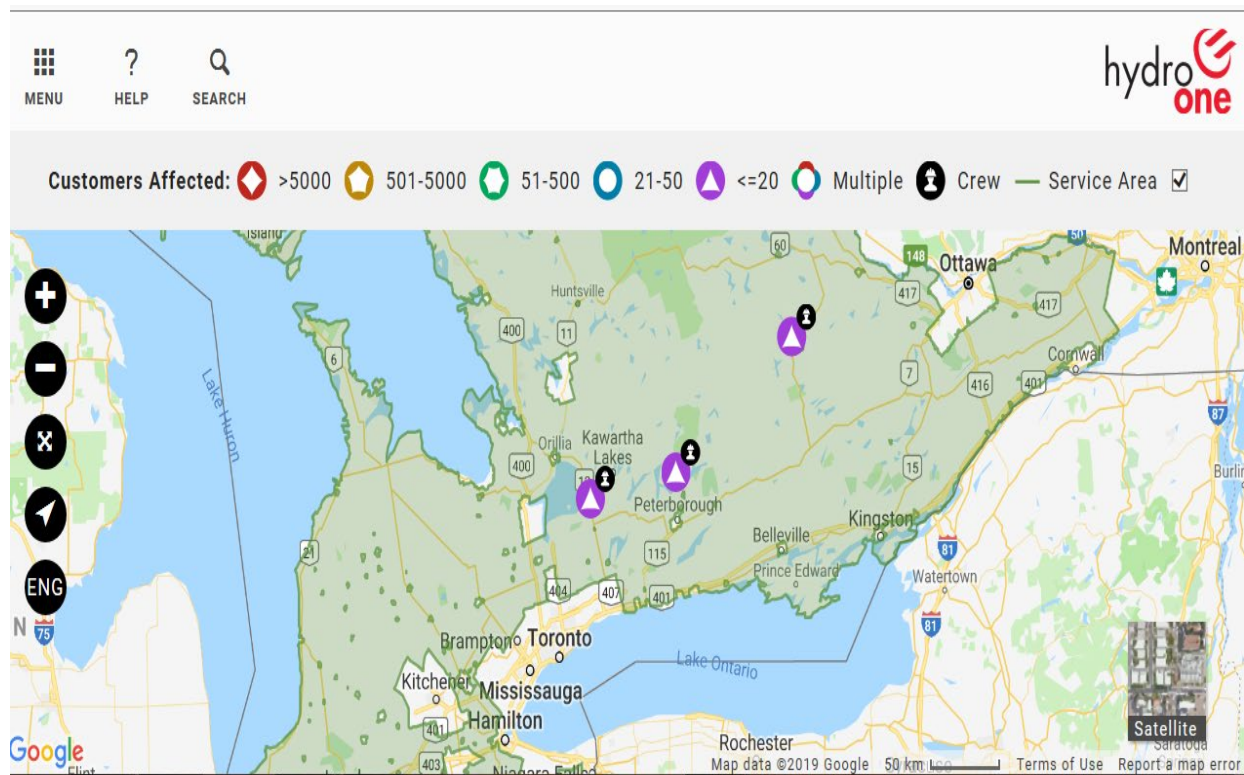
Hello,

We are in receipt of your Application for Consent, D10-13-2025) dated 2025-09-02. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com

From: [LANDUSEPLANNING](#)
To: [City of Thorold Planning](#)
Subject: THOROLD - 1674 Kottmeier Road. - D10-14-2025)
Date: September 24, 2025 8:26:49 AM

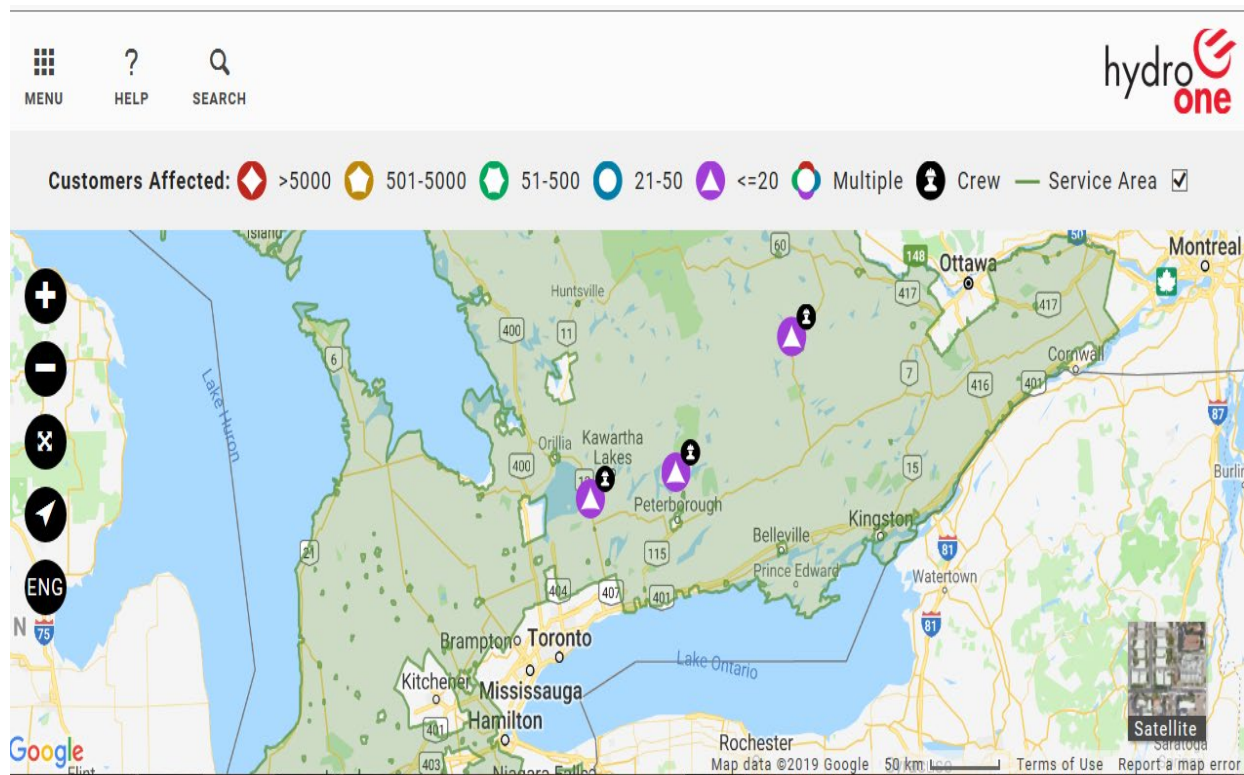
Hello,

We are in receipt of your Application for Consent, D10-14-2025) dated 2025-09-02. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com