

COMMITTEE OF ADJUSTMENT

Development Services Department
8 Carleton Street South
Thorold, ON L2V 5C2
905-227-6613

NOTICE OF DECISION – October 20, 2025

FILE NO.: D10-13-2025
ROLL NO: 2731 000 030 00400
SUBJECT LAND: 1864 Hurricane Road, Thorold
PLAN TWP PT LOT 188 PLAN TWP PT LOT 189
APPLICANT: William, John and Nicholas Paroschy
AGENT: South Coast Consulting c/o Steven Rivers
HEARING DATE: Thursday, October 16, 2025 at 9:30 am

**In the Matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13,
and in the Matter of an Application for Consent.**

PURPOSE OF APPLICATION:

An application has been submitted for a Consent for the following purposes:

- 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.

This application was submitted along with two (2) other Consent applications:

- D10-12-2025 – 1674 Kottmeier Road (Part 3); and
- D10-14-2025 – 1674 Kottmeier Road (Part 7).

The Committee of Adjustment considered all the written and oral submissions and finds that, subject to the conditions of provisional consent, this application meets Planning Act criteria, is consistent with the Provincial Policy Statement and complies with the Growth Plan, the Niagara Region Official Plan and the City of Thorold Official Plan.

In compliance with the Planning Act the City of Thorold Committee of Adjustment decision is enclosed. The last date of filing an appeal to the Ontario Land Tribunal (OLT) under Section 53 of the Planning Act is November 9, 2025.

Type of Transaction for which application for consent is being made:

- : Conveyance ○ Mortgage or Charge ○ Partial Discharge of Mortgage ○ Other:

It was the decision of the Committee of Adjustment that:

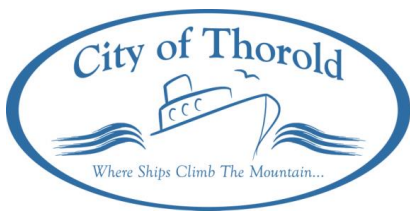
The Application for Consent be Approved with Conditions

CONDITION(S): SEE SCHEDULE “A” ATTACHED

REASONS:

The Committee of Adjustment considered all the written and oral submissions and finds that, subject to the conditions of provisional consent, this application meets Planning Act criteria, is consistent with the Provincial Policy Statement and complies with the Growth Plan, the Niagara Region Official Plan and the City of Thorold Official Plan.

1. The application complies with the requirements of the zoning by-law and conforms to the policies of the Official Plan.
2. This decision is rendered having regard to the provisions of Section 51(24) of the Planning Act, R.S.O. 1990 as amended.
3. The application is considered desirable within the existing neighbourhood.



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4. For reasons as outlined in the Planning Report.

- Electronically Signed By J. Theisen, Chair/Member In favour
- E. Pizzo, Member Absent
- Electronically Signed By G. Jackson, Member In favour
- Electronically Signed By K. Daniels, Member In favour
- Electronically Signed By P. DiPaola, Member In favour
- Electronically Signed By G. Ravenek, Member In favour

Date of Decision: October 16, 2025
Date of Decision Notice: October 20, 2025
Last date to file a notice of appeal: November 9, 2025
Last date to fulfill all conditions: October 20, 2027

Notice of appeal must be filed with the Secretary Treasurer for the City of Thorold Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal (OLT).
<https://olt.gov.on.ca/appeals-process/fee-chart/>

Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022.

Planning Act appeals may be file by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body” (as defined by Planning Act 1(1)).

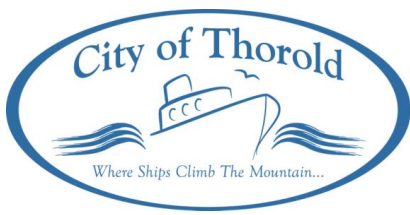
Information regarding the Ontario Land Tribunal (OLT) can be found at:
<http://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

I, Courtney Kaupp, Secretary Treasurer of the Committee of Adjustment of the City of Thorold certify that the above is a true copy of the Decision of the Committee of Adjustment.

Original signed

Courtney Kaupp
Secretary Treasurer to the Committee of Adjustment

Date of Decision: October 16, 2025 Date of Mailing: October 20, 2025



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SCHEDULE "A"

This is Schedule "A" attached to and forming part of the decision regarding Consent Application D10-13-2025 for 1864 Hurricane Road (Part 2) Thorold, ON;

CONDITIONS:

The above decision is subject to the following condition(s):

- 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.
- 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.