

## 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.:** D10-14-2025  
**ROLL NO:** 2731 000 030 00306  
**SUBJECT LAND:** Hurricane Road, Thorold  
PT TWN LOT 188 RP 59R1884 PARTS 2 4 7  
**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:

- 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.

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

- D10-12-2025 – 1674 Kottmeier Road (Part 3); and
- D10-13-2025 – 1864 Hurricane Road (Part 2).

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:

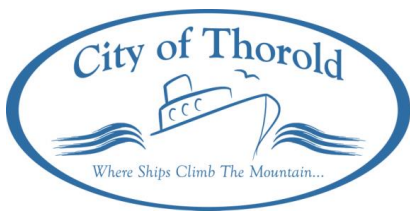
#### The Application for Consent be Approved with Conditions

**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)).

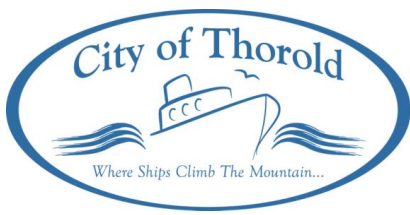
Information regarding the Ontario Land Tribunal (OLT) can be found at:  
<http://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

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 D10-14-2025 for 1674 Kottmeier Road (Part 7) 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 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.