



COMMITTEE OF ADJUSTMENT

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

NOTICE OF PUBLIC HEARING FOR CONSENTS D10-12-2025 D10-13-2025 & D10-14-2025 – 1674 KOTTMEIER ROAD, THOROLD

Date: Thursday, October 16, 2025
at 9:30 a.m

Place: Hybrid Format, See below for details

Application(s): D10-12-2025, D10-13-2025
& D10-14-2025

Roll Number(s): 2731 000 030 00400
2731 000 030 00306

Subject Lands: 1674 Kottmeier Road
PLAN TWP PT LOT 188
PLAN TWP PT LOT 189
Thorold, ON

Date of Mailing: September 4, 2025



PURPOSE & EFFECT OF THE PROPOSED APPLICATION

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.

ASSOCIATED APPLICATIONS

- Zoning By-law Amendment – D14-03-2024 – To be rezoned as Agriculture (A) and Rural (RU) with site specific provisions.

PUBLIC HEARING

You are entitled to be part of this public hearing to express your views about this application. A public hearing will be held in a hybrid format giving the public the option of either attending virtually or in the Council Chamber located at 3540 Schmon Parkway.

If you wish to submit written comments contact the Secretary Treasurer prior to **Thursday October 9, 2025 by 12:00 pm** in writing to 8 Carleton Street South, Thorold, ON L2V 5C2, by e-mail at planning@thorold.ca or by phone at 905-227-6613 ext. 259. All submitted comments become part of the public record and will be circulated to the Committee of Adjustment, City staff, the owner/agent for application, members of the public who request the application comments and the Ontario Land Tribunal if the application decision is appealed.

If you are aware of any person interested in or affected by this application who has not received a copy of this notice you are asked to inform that person of this hearing. If you are the owner of any land with seven or more residential units, you are asked to post this notice in a visible location for all residents.

NOTICE OF DECISION

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Committee of Adjustment at 8 Carleton Street South, Thorold, ON L2V 5C2 or by e-mail to planning@thorold.ca.

If a person or public body has the ability to appeal the decision of Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may

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dismiss the appeal.

ADDITIONAL INFORMATION regarding this application is available to the public by contacting Planning & Development Services Department, visiting City of Thorold Committee of Adjustment website: <https://www.thorold.ca/en/city-hall/committee-of-adjustment.aspx> or through email at planning@thorold.ca or by telephone at 905-227-6613 ext. 259.

