

## COMMITTEE OF ADJUSTMENT

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

### NOTICE OF PUBLIC HEARING FOR CONSENT D10-15-2025 – ROLLING MEADOWS – PHASE 11, THOROLD

**Date & Time:** Thursday, November 20,  
2025 at 9:30 am

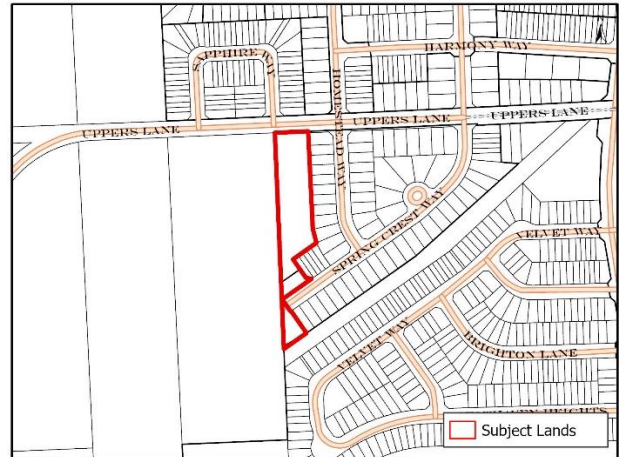
**Location:** Hybrid Format, See below for  
details

**Application(s):** D10-15-2025

**Roll Number(s):** 2731 000 026 00815

**Subject Lands:** Upper's Lane  
THOROLD PT TWP LOT 92  
RP 59R1935 PT PARTS 1  
AND 2  
Thorold, ON

**Date of Mailing:** October 17, 2025



#### PURPOSE & EFFECT OF THE PROPOSED APPLICATION

The application proposes to sever the subject lands to create one (1) new parcel for future residential development inclusive of Part 1 and Part 2 on Plan 59R-18024. Part 2 is an existing easement in favour of the City and Region for a temporary turn around. The severed lands (Part 1 and 2) were previously rezoned to a Site Specific Residential R3D (R3D-93) Zone in 2023. Part 1 and Part 2 will be subject to a future planning act application for a Draft Plan of Vacant Land Condominium. The remnant lands, being Part 3 on Plan 59R-18204, will be retained.

#### ASSOCIATED APPLICATIONS

- Not Applicable

#### 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 November 13, 2025 by 12:00 pm** in writing to 8 Carleton Street South, Thorold, ON L2V 5C2, by e-mail at [planning@thorold.ca](mailto: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.

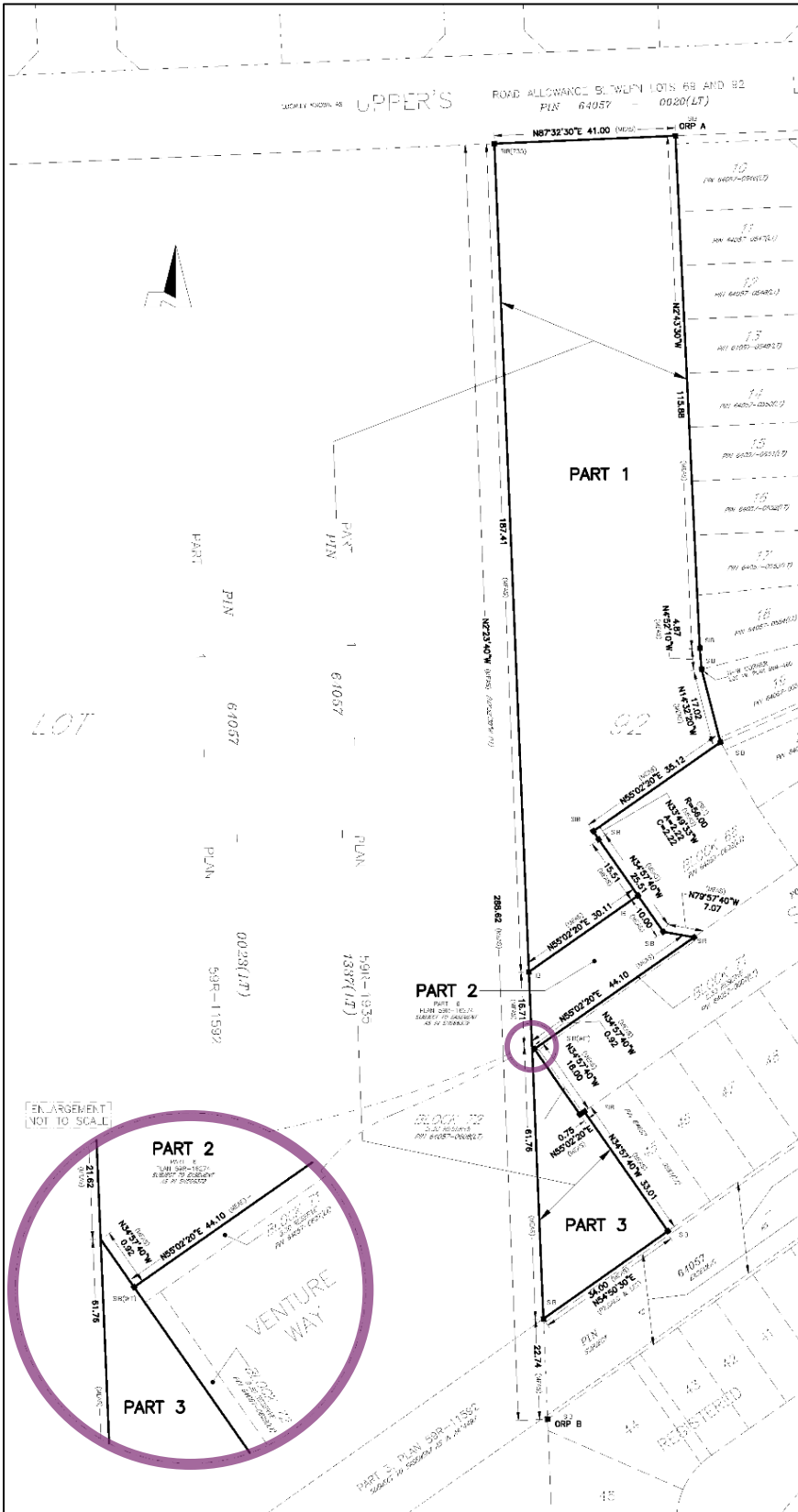
#### NOTICE OF DECISION

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](mailto: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 dismiss the appeal.

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

**NOTICE OF PUBLIC HEARING  
FOR CONSENT D10-15-2025 – ROLLING MEADOWS – PHASE 11, THOROLD**



PLAN OF SURVEY OF  
PART OF LOT 92  
GEOGRAPHIC TOWNSHIP OF THOROLD  
IN THE  
**CITY OF THOROLD**  
REGIONAL MUNICIPALITY OF NIAGARA  
SCALE 1 : 600

DONALD G. CHAMBERS  
ONTARIO LAND SURVEYOR

THE INTENDED PLOT SIZE OF THIS PLAN IS 645mm IN WIDTH BY 805mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:600

**METRIC NOTE**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BEARING NOTE**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010)

**DISTANCE NOTE**  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999839.

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD 83 (CSRS) (2010). CO-ORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4772348.80	847138.28
ORP B	4772058.50	847108.37

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**LEGEND**

—	DENOTES	SURVEY MONUMENT FOUND
—		SURVEY MONUMENT SET
SIB		STANDARD IRON BAR
SSIB		SHORT STANDARD IRON BAR
IB		IRON BAR
CP		CONCRETE PIN
RIB		ROUND IRON BAR
IP		IRON PIPE
MEAS		MEASURED
WT		WITNESS
OU		ORIGIN UNKNOWN
N/S/E/W		NORTH/SOUTH/EAST/WEST
PIN		PROPERTY IDENTIFICATION NUMBER
P1		PLAN 59R-11592
P2		PLAN 59R-7532
735		K. T. HOWE, O.L.S.
1654		D. G. CHAMBERS, O.L.S.

MEASUREMENTS SHOWN CORRESPOND WITH THOSE SHOWN ON PLANS 59R-460 AND 59R-16274.  
ALL BARS FOUND BEAR THE NUMBER 1654 UNLESS NOTED OTHERWISE.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;  
2) THE SURVEY WAS COMPLETED ON THE 24th DAY OF OCTOBER, 2024.

OCT. 25, 2024  
DATE DONALD G. CHAMBERS, B. Sc., O.L.S.

THIS PLAN OF SURVEY RELATES TO A.O.L.S. PLAN SUBMISSION FORM V-BBDC6

**CHAMBERS AND ASSOCIATES SURVEYING LTD**

12 THOROLD ROAD EAST WELLSLAND, ONTARIO L3C 3T2 (905) 735-7841 / 735-7844 FAX (905) 735-7333 www.casf-surveying.com

DRAWN BY: DHT	REVISED: 95172-13_MS_NEW	DWG: 95172-27_RP	PLOT NO: 95-172-27
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