

In the matter of the Planning Act, R.S.O. 1990, c. P.13, s. 45:

DECISION: File No. Legal Non-Confirming Use LNCU-01/23 – 17 Field Road

Assessment Roll No. 262702001315400000

Description of the Land and Purpose and Effect of the Proposed Minor Variance:

Application LNCU-01/23 is made to permit a short-term rental in an existing single-detached dwelling that is an existing non-conforming use in the 'Village Commercial (VC) Zone' of Zoning By-law 4316-09.

Decision: Granted, based on the following condition:

- 1.1.1 That approval only applies to a “cottage rental” as a short-term rental use and shall satisfy all provisions of Zoning By-law 4316-09 (as amended).

Reasons: The Committee of Adjustment considered the oral and written submissions and agrees with the minor variance report analysis and recommendation that this application meets the four Planning Act tests for minor variance:

- a. The variance is minor in nature.
- b. The variance is appropriate for the development of the land.
- c. The general intent and purpose of the Zoning By-law is maintained.
- d. The general intent and purpose of the Official Plan is maintained.

Date of Decision: August 17, 2023

Last date to file a notice of appeal: September 6, 2023

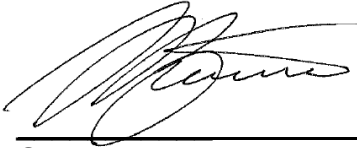
Notice of appeal must be filed with the Secretary-Treasurer for the Town of Niagara-on-the-Lake Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal. <https://olt.gov.on.ca/appeals-process/fee-chart/>

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 filed 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 Local Planning Appeals Tribunal can be found at;

<https://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

Consent was obtained by the Secretary Treasurer on August 17, 2023 to insert electronic signatures below;



Steve Bartolini
Committee of Adjustment



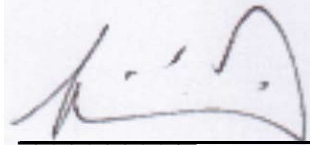
Margaret Louter (Vice Chair)
Committee of Adjustment



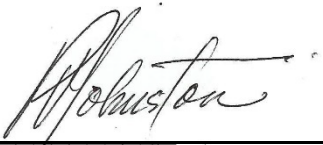
Allan Killin
Committee of Adjustment

ABSENT

Eric Lehtinen (chair)
Committee of Adjustment



Angelo Miniaci
Committee of Adjustment



Paul Johnson
Committee of Adjustment

I, Natalie Thomson, Secretary Treasurer of the Committee of Adjustment for the Town of Niagara-on-the-Lake, hereby certify that the above is a true copy of the decision of the Committee of Adjustment with respect to the application recorded herein.

DATED at the Town of Niagara-on-the Lake on August 18, 2023.

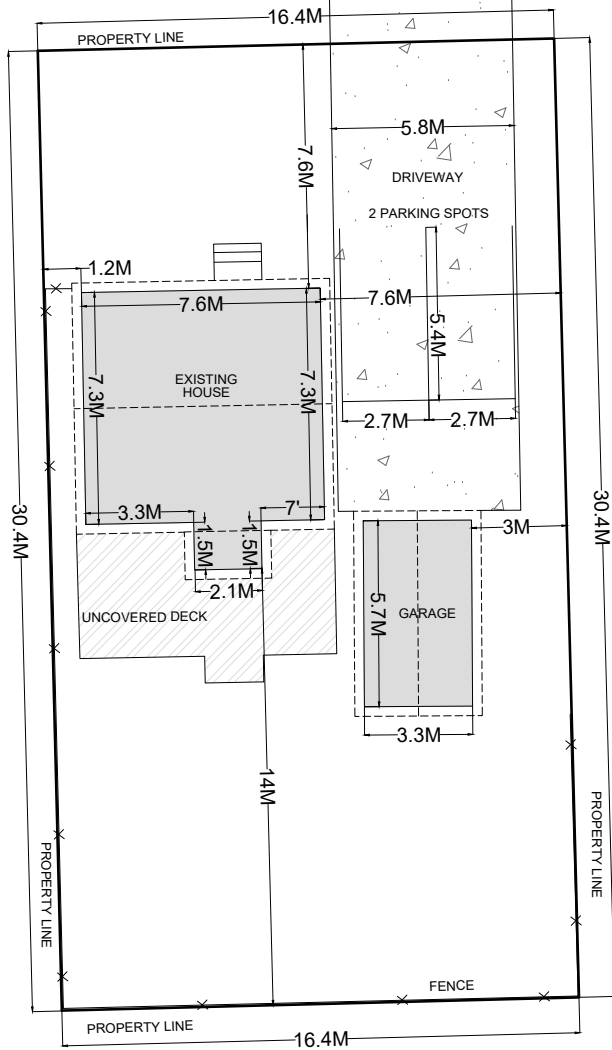


Natalie Thomson, Secretary Treasurer

FIELD RD (PUBLIC TRAVELED ROAD)

RESIDENTIAL NEIGHBOR (ADJACENT LAND)

RESIDENTIAL NEIGHBOR (ADJACENT LAND)



COMMERCIAL USE (ADJACENT LANDS)

NOTES:

ADDRESS:
17 FIELD RD
NIAGARA-ON-THE-LAKE, ON L0S 1J0

SITE PLAN

LOT AREA: 485.6 SQ.M.

PLOT SIZE: 8.5" X 11"

DRAWING SCALE: 1:240

