



In the matter of the Planning Act, R.S.O. 1990, c. P.13, s. 53:

DECISION: File No. Consent B-01/25 – 1708-1710 Niagara Stone Road
Assessment Roll No. 2627020013005000000

Description of the Land and Purpose and Effect of the Application:

Consent Application B-01/25 proposes a boundary adjustment by conveying a 1013 square metre parcel (Part 2), known municipally as 1710 Niagara Stone Road and containing a 2-storey vinyl garage and shed, to be merged with the abutting lands (Part 3) known municipally as 1696 Niagara Stone Road (Pillitteri Estates Winery).

The existing single-detached dwelling will remain on the retained lands (Part 1) known municipally as 1708 Niagara Stone Road.

Decision: Granted subject to the conditions attached as Schedule A.

Reasons: The Committee of Adjustment considered all the written and oral submissions and agrees with the consent report analysis and recommendation that, subject to the conditions of provisional consent, this application meets Planning Act requirements, is consistent with the Provincial Policy, the Niagara Regional Official Plan and the Town Official Plan regarding the creation of a new lot.

Date of Notice: February 21, 2025

Last date to file a notice of appeal: March 13, 2025.

Notice of appeal must be filed with the Secretary-Treasurer for 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/>

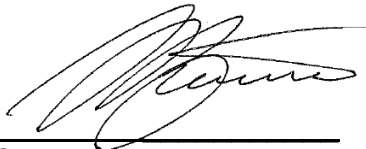
Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022.

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 Ontario Land Tribunal can be found at;
<https://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

Last date to fulfil all conditions: February 20, 2027

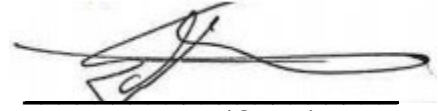
Consent was obtained by the Secretary Treasurer on February 20, 2025 to insert electronic signatures below;



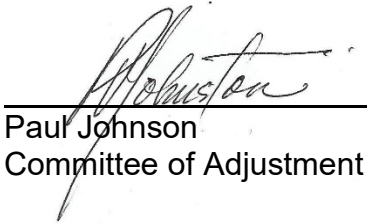
Steve Bartolini
Committee of Adjustment

CONFLICT

Margaret Louter (Vice Chair)
Committee of Adjustment



Eric Lehtinen (Chair)
Committee of Adjustment



Paul Johnson
Committee of Adjustment

CONFLICT

Angelo Miniaci
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 February 21, 2025

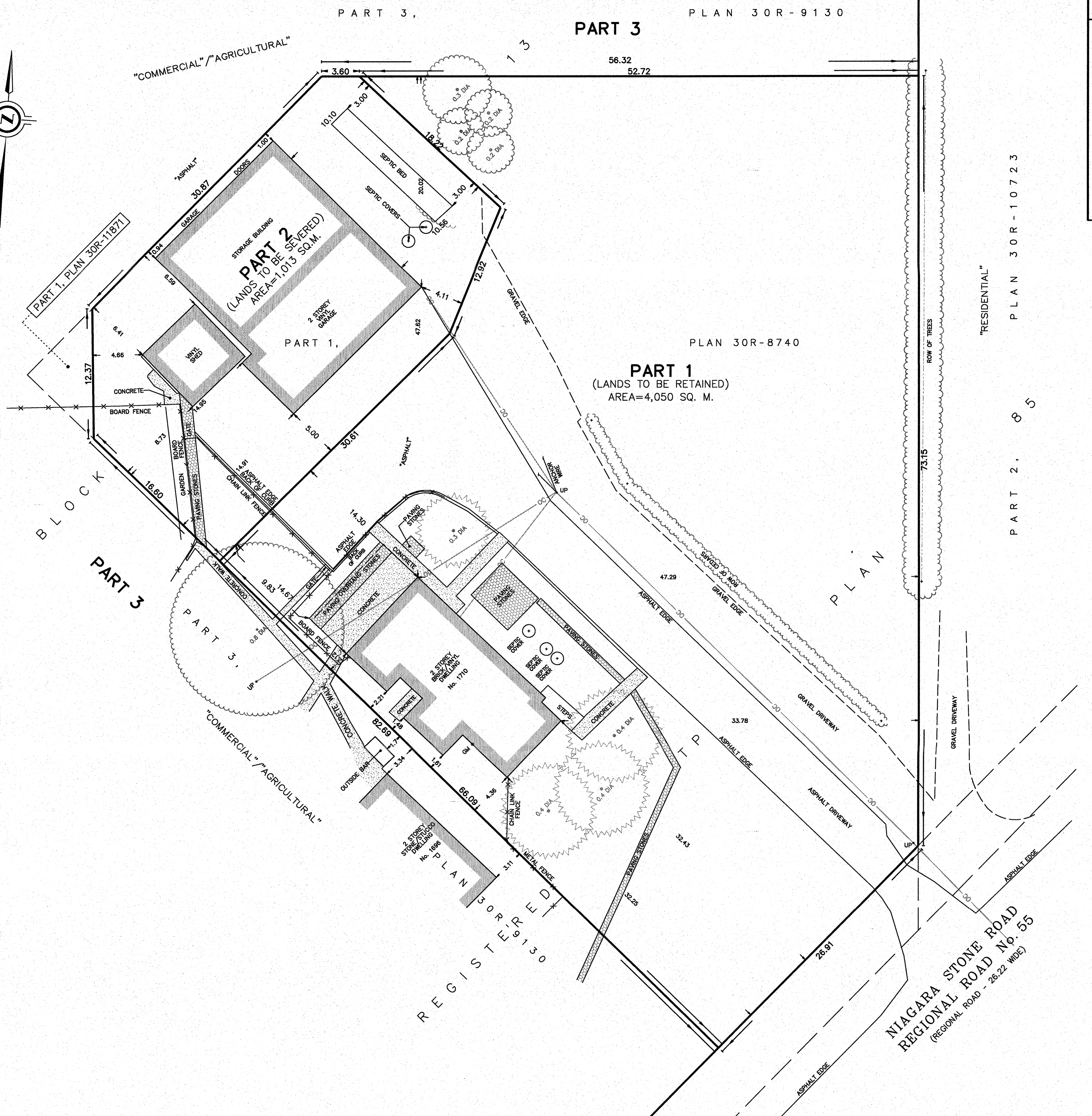
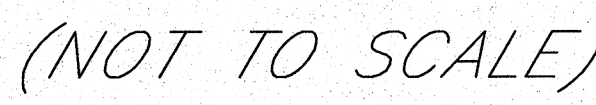


Natalie Thomson, Secretary Treasurer

SCHEDULE A

Conditions of Provisional Consent:

1. That the owner/applicant provides a legal description of Part 2, acceptable to the Registrar, together with one (1) digital copy to-scale of the deposited reference plan, if applicable, or a copy of all instruments and plans referred to in the legal description, to the satisfaction of the Town, for use in the issuance of the Certificate of Consent;
2. That pursuant to *Planning Act* Section 50 (12), it is hereby stipulated that Section 50 (3) or 50 (5) shall apply to any subsequent conveyance of, or other transaction involving the identical subject parcel of land (Part 2); that Part 2 is merged in title with Part 3 and they become one parcel of land; and that the owner/applicant provides a lawyer's undertaking, to the satisfaction of the Town, that Part 2 shall be conveyed to the owner of Part 3 and to prepare and register application to consolidate the lands and forward a copy of receipted application within two years of issuance of the consent certificate;
3. That the owner/applicant provides a lawyer's undertaking, to the satisfaction of the Town, to forward a copy of documentation confirming the transaction, i.e. transfer of Part 2, has been carried out, the documentation to be provided within two years of issuance of the consent certificate;
4. That the Town's Operations Department be provided with a copy of the deposited reference plan;
5. That the owner/applicant contact the Town's Environmental Services Department to confirm the location of any water and sanitary service connections between Part 1 and merged Parts 2 and 3 of the proposed boundary adjustment, and that all water and sanitary sewer services between Part 1 and merged Parts 2 and 3 be terminated and capped at the boundary of Part 1, to the satisfaction of the Town's Environmental Services Department;
6. That a new water service wholly fronting merged Parts 2 and 3 of the proposed boundary adjustment be installed to benefit Part 2 via application to the Town's Environmental Services Department, or that connection to an existing water service on Part 3 be provided for Part 2, to the satisfaction of the Town's Environmental Services Department;
7. That the owner/applicant obtains final approval through a *Planning Act* application for Part 1 to recognize any zoning deficiencies resulting from the conveyance of Part 2 to Part 3, to the satisfaction of the Director of Community and Development Services; and
8. That the owner/applicant obtains final approval through a *Planning Act* application for Parts 2 and 3 to recognize any zoning deficiencies resulting from the boundary adjustment, to the satisfaction of the Director of Community and Development Services.



NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

1710 NIAGARA STONE ROAD
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 250

A horizontal scale bar with a black and white checkered pattern from 0 to 5 metres, and a solid black pattern from 5 to 15 metres. Numerical labels are placed above the bar at 0, 5, 10, and 15 metres.

J.D. BARNES LIMITED
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METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

(A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

(B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

LEGAL DESCRIPTION
PART OF BLOCK 13, REGISTERED TP PLAN 85.

BOUNDARY INFORMATION HAS BEEN DERIVED FROM A FIELD SURVEY
DATED NOVEMBER 30, 2023. THIS IS NOT A PLAN OF SURVEY.

January 9, 2025
DATE

D.A. McI.
DAVID RECCHIA
ONTARIO LAND SURVEYOR



J.D.BARNES

LIMITED

LAND INFORMATION SPECIALISTS

4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6M4

T: (905) 358-3693 F: (905) 358-0224 www.jdbarnes.com

SURVEYING

MAPPING

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PLOTTED	2025-01-09	G:\PROJECTS\23-16-359\00 - 23-16-359 Drawing\23-16-359-00(SKETCH)\rev01.dgn
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APPROVED		