

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

DECISION: File No. Minor Variance A-08/25 – 767 Concession 2 Road

Assessment Roll No. 2627020021160000000

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

Minor Variance Application A-08/25 is made to recognize existing conditions on the proposed new parcel of land and requests relief as follows:

1. Minimum lot depth of 60.96 metres, as required in the Zoning By-law, to 58.40 metres for the proposed new lot.

Decision: Granted, subject to the following condition:

1. That the owner/applicant obtain final approval for Consent Application B-04/25.

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: May 15, 2025.

The last date for filing a notice of appeal is June 4, 2025.

A notice of appeal:

1. must be filed with the Secretary-Treasurer;
2. must set out the reasons for the appeal; and
3. must be accompanied by the fee required by the Ontario Land Tribunal.

An appeal to the Ontario Land Tribunal (OLT) to all or part of this decision may be made by filing a notice of appeal with the Secretary-Treasurer by one (1) of the following means:

1. Through the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting the Town of Niagara-on-the-Lake as the Approval Authority; or,
2. Through providing physical copies of the appeal materials to Town Hall 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0
3. Through providing electronic copies of the appeal materials to the Secretary-Treasurer at natalie.thomson@notl.com.

The appeal fee can be paid online through e-file or by certified cheque/money order and submitted to the Town (certified cheque/money order to be addressed to the Minister of Finance,

Province of Ontario). Further information and the required forms are available on the OLT website at www.olt.gov.on.ca.

Further notice and appeal eligibility:

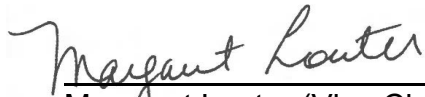
Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022. Planning Act appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified 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>

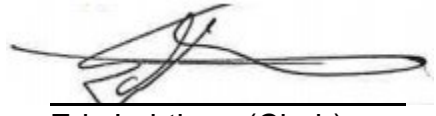
Consent was obtained by the Secretary Treasurer on May 15, 2025 to insert electronic signatures below;

ABSENT

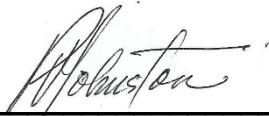
Steve Bartolini
Committee of Adjustment



Margaret Louter (Vice Chair)
Committee of Adjustment



Eric Lehtinen (Chair)
Committee of Adjustment



Paul Johnson
Committee of Adjustment



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 May 16, 2025.



Natalie Thomson, Secretary Treasurer

(AS LOCALLY KNOWN)
(ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 37 & 56)
(PUBLIC TRAVELLED ROAD, VARIOUS WIDTHS)

CONCESSION 2 ROAD

PART 4

PIN 46377-0076(LT)

DEDICATED PUBLIC HIGHWAY BY BY-LAW No. 3208-98, INSTRUMENT No. R0739022

AREA SCHEDULE	
DESCRIPTION	AREA (m²)
PART 1	4,046.9
PART 2	103,486.2
PART 3	1,613.0
PART 4	129.0

PIN 46377-0124(LT)
PART 1
SOR--8971

N87°14'50"W 89.248

PART 4
SOR--7445

PART 1
SOR--7445

PART 2
SOR--8971
PIN 46377-0124(LT)

PART 3
SOR--8971
PIN 46377-0124(LT)

N86°34'20"E 58.406

ENTRANCE VINEYARD LANE

15.88 SEPTIC

27.88

69.300

N3°25'40"W 96.005

44.05

41.57 ENTRANCE

38.100

N86°34'20"E 41.148

N3°25'40"W 42.334

17.72

5.80

N86°34'20"E 41.148

N3°25'40"W 42.334

18.07

205.603 TO LINE 7 ROAD

SUBJECT TO EASEMENT AS IN INST. NTP16771

MUNICIPAL No. 767
ONE STOREY DWELLING
AREA = 112.4 m²
COVERAGE = 2.8%

VINEYARD

ACCESSORY BUILDING
HEIGHT = 4.5 m
AREA = 65.6 m²
COVERAGE = 1.6%

VINEYARD

LANE

PART 3
EXISTING RESIDENTIAL
PIN 46377-0092(LT)

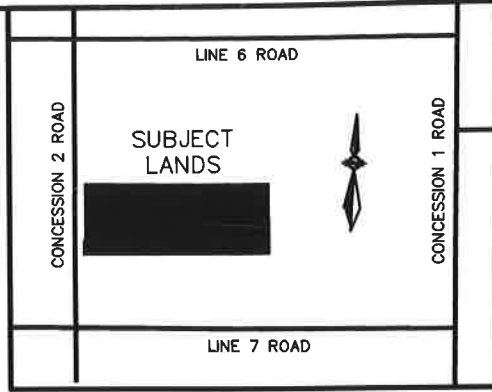
PART 2
SOR--8971

PRELIMINARY SKETCH TO ACCOMPANY AN APPLICATION UNDER THE PLANNING ACT
PART OF TOWNSHIP LOT 37
(GEOGRAPHIC TOWNSHIP OF NIAGARA)
TOWN OF NIAGARA-ON-THE LAKE
REGIONAL MUNICIPALITY OF NIAGARA



APRIL 4, 2025 BRENT LAROCQUE O.L.S.

RICHARD LAROCQUE LIMITED
ONTARIO LAND SURVEYORS & CONSULTANTS
12 LYMAN STREET, ST. CATHARINES, ONTARIO
905-688-1413
6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO
905-358-8400
www.larocquegroup.ca



KEY PLAN
NOT TO SCALE

EXISTING AGRICULTURAL

PIN 46377-0087(LT)

TOWNSHIP LOT 36

PIN 46377-0318(LT)

PART 2
SOR--16033

PIN 46377-0093(LT)

LOT 37

EXISTING AGRICULTURAL

PART 5, SOR--7445

PIN 46377-0126(LT)

PART 2

TOWNSHIP LOT 37

N3°40'40"W 101.651

N3°47'10"W 101.672

EXISTING AGRICULTURAL

PART 6, SOR--7445

PIN 46377-0125(LT)

TOWNSHIP

N86°25'40"E 377.912

PIN 46377-0094(LT)

TOWNSHIP LOT 37

N86°59'E 117.235

PIN 46377-0096(LT)

PIN 46377-0097(LT)

THIS SKETCH IS PREPARED FOR AN APPLICATION UNDER THE PLANNING ACT AND ALL DIMENSIONS ARE TO BE CONFIRMED BY SURVEY.

NOTE: THE LOT DIMENSIONS ILLUSTRATED HEREON WERE OBTAINED FROM PLANS AND DOCUMENTS ON FILE AT THE LAND REGISTRY OFFICE

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

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DRAWN BY:
D.B.

CHECKED BY:
B.L.

DATE:
APR. 4, 2025

FILE: 2024-097
DWG. FILE: 2024-097-02