

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

DECISION: File No. Consent B-07/25 – 14795 Niagara River Parkway
Assessment Roll No. 2627020023027000000

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

Consent Application B-07/25 proposes to convey a 2247.88 square meter (0.56 acres) parcel of land (Part 2) from the lands known municipally as 14795 Niagara River Parkway, to be merged with the abutting lands to the south known municipally as 14785 Niagara River Parkway (Part 3), through a boundary adjustment.

Date of Notice: August 25, 2025

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.

Last date to file a notice of appeal: September 14, 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) in respect 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>

Last date to fulfil all conditions: August 21, 2027

Consent was obtained by the Secretary Treasurer on August 21, 2025 to insert electronic signatures below;

ABSENT

Steve Bartolini
Committee of Adjustment



Margaret Louter (Vice Chair)
Committee of Adjustment

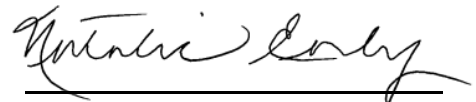


Eric Lehtinen (Chair)
Committee of Adjustment

Paul Johnson
Committee of Adjustment

ABSENT

Angelo Miniaci
Committee of Adjustment



Natalie Early
Committee of Adjustment



Chris Van de Laar
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 25, 2025



Natalie Thomson, Secretary Treasurer

SCHEDULE A

Conditions of Provisional Consent:

- 1.1.1 That the owner/applicant provides a legal description of Part 2, acceptable to the Registrar, together with 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;
- 1.1.2 That the owner/applicant submit confirmation that all septic system(s) on Parts 1 and 2 are decommissioned and removed to the satisfaction of Niagara Region;
- 1.1.3 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 Director of Community and Development Services, that Part 2 shall be conveyed to the owner of Part 3 and to prepare and register the application to consolidate the lands and forward a copy of the receipted application within two years of issuance of the consent certificate; and
- 1.1.4 That the owner/applicant provides a lawyer's undertaking, to the satisfaction of the Director of Community and Development Services, 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, or prior to the issuance of a building permit, whichever occurs first.

SKETCH PREPARED FOR SEVERANCE APPLICATION

SCALE 1:300
6m 12m 18m 24 metres

R-PE SURVEYING LTD., O.L.S.

METRIC

DISTANCES AND COORDINATES 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 IN THE TITLE BLOCK.
B) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

NOTES

THE DIMENSIONS AND INFORMATION ON THIS SKETCH HAVE BEEN OBTAINED FROM ACTUAL FIELD SURVEYS AND COMPILED FROM PLANS 30R-13488 AND 30R-7836.

GROUND FLOOR AREA=401.22m²
SECOND FLOOR AREA=320.81m²
GROSS FLOOR AREA=722.03m²
LOT COVERAGE=4.22%

LEGEND

- LS DENOTES LAMP STANDARD
UP DENOTES UTILITY POLE
WV DENOTES WATER VALVE
Ø DENOTES DIAMETER
○ DENOTES DECIDUOUS TREE
☼ DENOTES CONIFEROUS TREE
GFA DENOTES GROSS FLOOR AREA

