

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

DECISION: File No. Consent B-10/25 – 2052 York Road
Assessment Roll No. 2627020022277000000

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

Consent Application B-10/25 proposes the creation of one new lot (Part 1) with an area of 1,692 square metres and 18.29 metres of frontage on York Road to accommodate a future single-detached dwelling. The existing single-detached dwelling will remain on the retained lot (Part 2) with an area of 818 square metres and 18.29 metres of frontage on York Road.

Date of Notice: September 22, 2025

Decision: Refused.

Reasons: The Committee of Adjustment considered all the written and oral submissions and disagrees with the consent report analysis and recommendation that, subject to the conditions of provisional consent, this application does not meet Planning Act requirements, is not 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: October 13, 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: N/A

Consent was obtained by the Secretary Treasurer on September 18, 2025 to insert electronic signatures below;

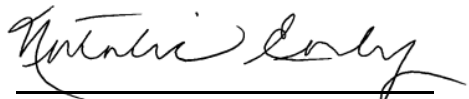
CONFLICT
Steve Bartolini
Committee of Adjustment



Margaret Louter (Vice Chair)
Committee of Adjustment


Eric Lehtinen (Chair)
Committee of Adjustment


Paul Johnson
Committee of Adjustment


Angelo Miniaci
Committee of Adjustment


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 September 23, 2025

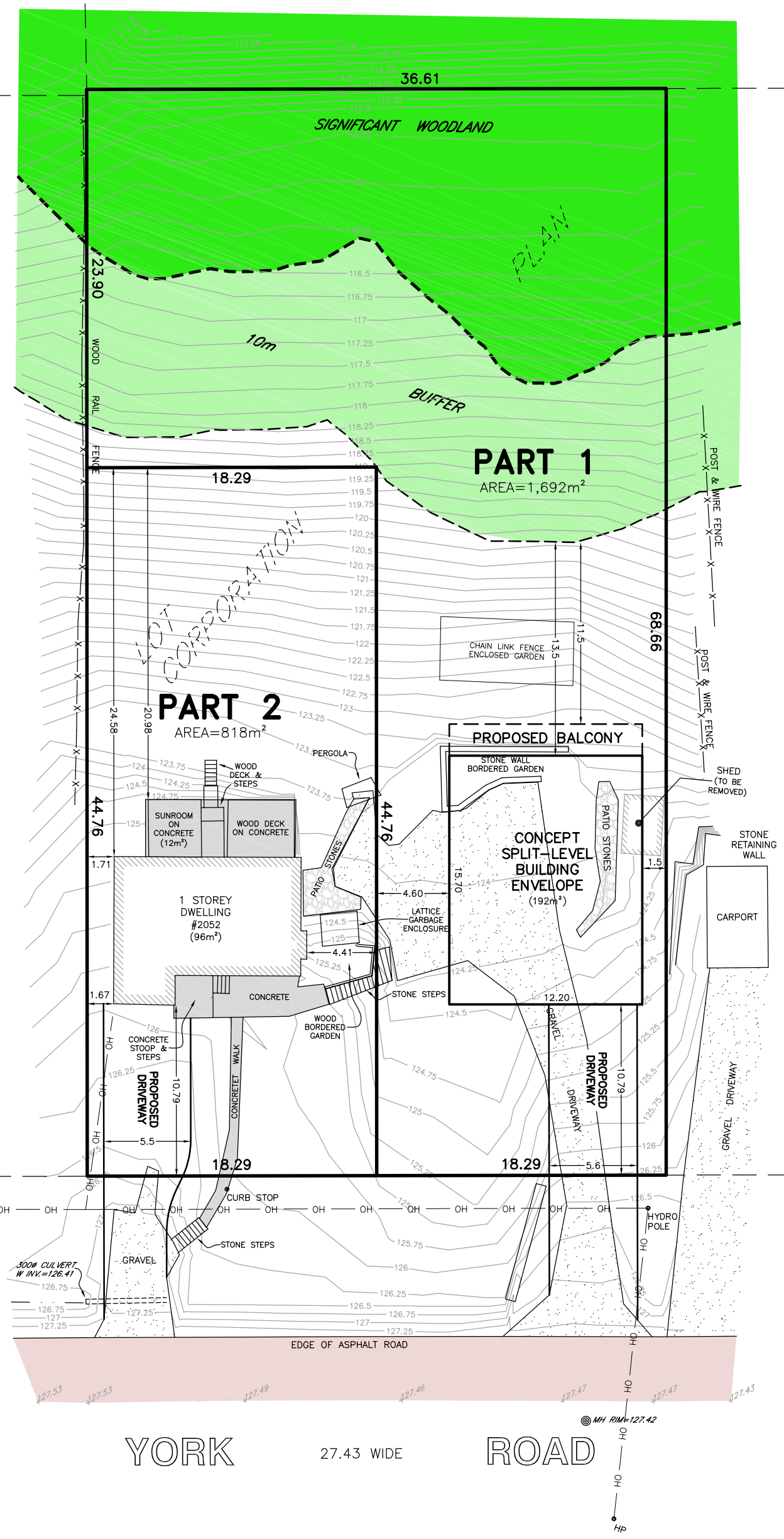


Natalie Thomson, Secretary Treasurer

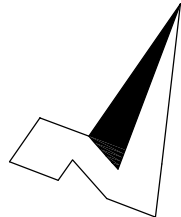
PART 1

LOT AREA	=	818m ² - 100%
TOTAL BUILDING AREA	=	108m ² - 13%
(DWELLING AREA	=	96m ² - 12%)
(SUNROOM AREA	=	12m ² - 1%)
LANDSCAPED AREA	=	652m ² - 80%

LOT AREA	= 1,692m ² - 100%
DWELLING AREA	= 192m ² - 11%
LANDSCAPED AREA	= 1,441m ² - 85%



YORK 27.43 WIDE ROAD



SKETCH

PREPARED FOR CONSENT APPLICATION

PART OF LOT 6
CORPORATION PLAN 1

TOWN OF
NIAGARA-ON-THE-LAKE

REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 300 (METRIC)

NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY.

DO NOT SCALE FROM THIS DRAWING.

ALL MEASUREMENTS ARE \pm MEASUREMENTS.

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

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AUG. 13, 2025
DATE

~~DONALD G. CHAMBERS, B. Sc., O.L.S.~~

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