

In the matter of the Planning Act, R.S.O. 190, c. P.13, s. 45:

**DECISION:** File No. Minor Variance A-14/25 – 2052 York Road (Part 1)

**Assessment Roll No. 2627020022277000000**

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

**Minor Variance Application A-15/25 (Part 2)**

To accommodate Consent Application B-10/25 for the retained lot, the applicant requests relief as follows:

1. Maximum building face from 50%, as required in the Zoning By-law, to 67% for the existing single-detached dwelling;
2. Minimum lot frontage from 30 metres, as required in the Zoning By-law, to 18.29 metres for the retained lot; and
3. Minimum lot area from 1350 square metres, as required in the Zoning By-law, to 818 square metres for the retained lot.

**Decision: Refused.**

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

- a. The variance is not minor in nature.
- b. The variance is not appropriate for the development of the land.
- c. The general intent and purpose of the Zoning By-law is not maintained.
- d. The general intent and purpose of the Official Plan is not maintained.

**Date of Decision: September 19, 2025.**

**The last date for filing a notice of appeal is October 9, 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](http://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>

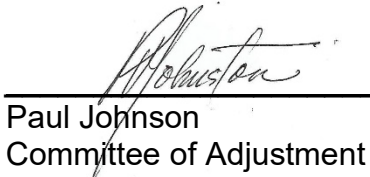
Consent was obtained by the Secretary Treasurer on September 18, 2025 to insert electronic signatures of Committee members below;


CONFLICT

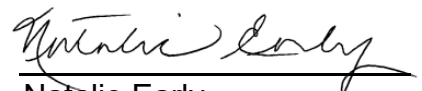
Steve Bartolini  
Committee of Adjustment


  
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.

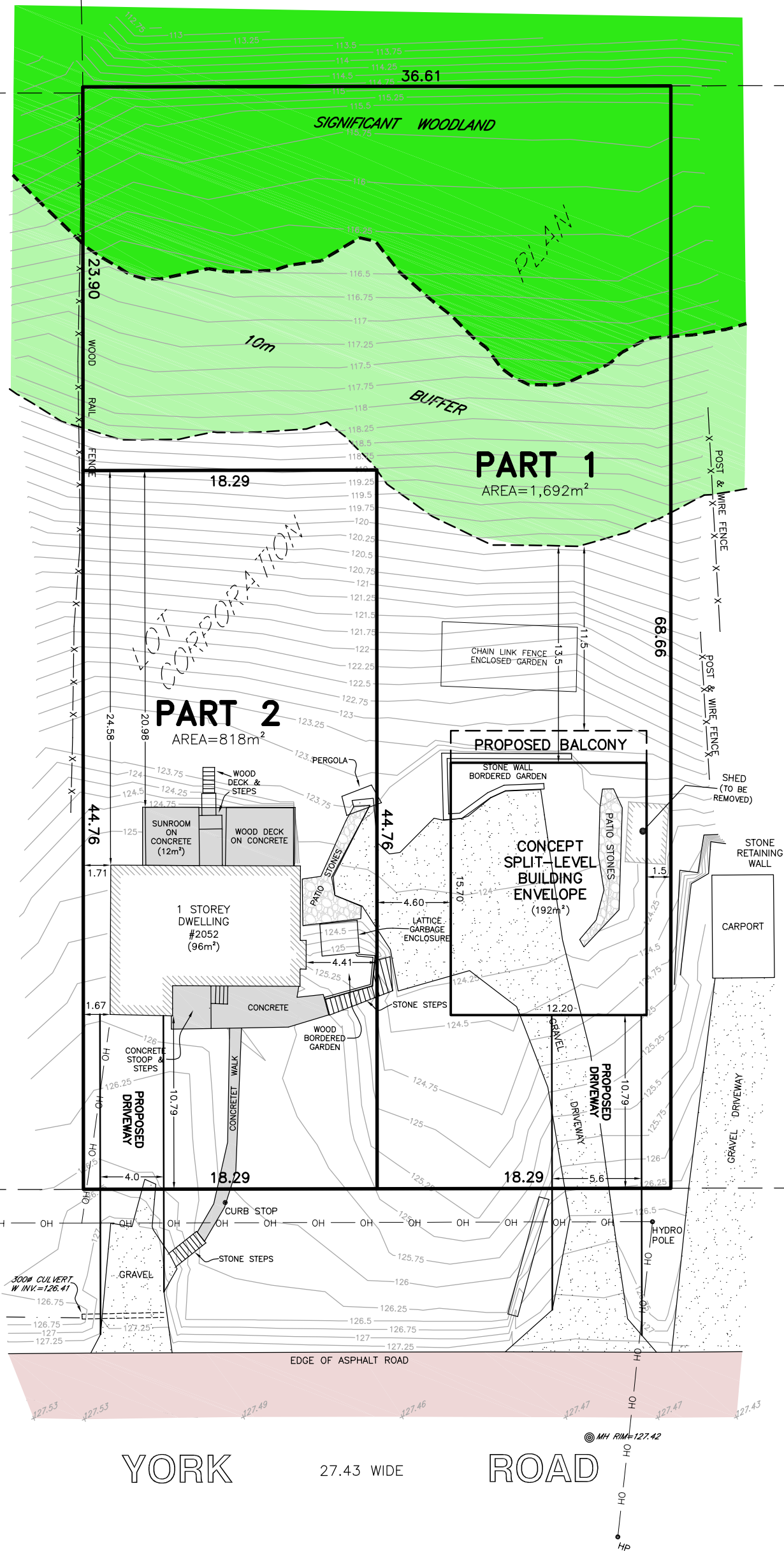
DATED at the Town of Niagara-on-the Lake on September 23<sup>rd</sup>, 2025.

  
Natalie Thomson, Secretary-Treasurer

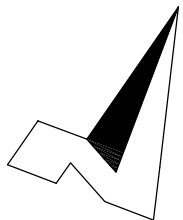
PART 1

LOT AREA	=	818m <sup>2</sup>	-	100%
TOTAL BUILDING AREA	=	108m <sup>2</sup>	-	13%
(DWELLING AREA	=	96m <sup>2</sup>	-	12%)
(SUNROOM AREA	=	12m <sup>2</sup>	-	1%)
LANDSCAPED AREA	=	669m <sup>2</sup>	-	82%

LOT AREA	= 1,692m <sup>2</sup> - 100%
DWELLING AREA	= 192m <sup>2</sup> - 11%
LANDSCAPED AREA	= 1,441m <sup>2</sup> - 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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JULY 21, 2025  
DATE

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

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