



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

DECISION: File No. Consent B-11/25 – 670 King Street
Assessment Roll No. 2627010002080000000

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

Consent Application B-11/25 proposes the creation of one new lot with 30.48 metres of frontage on Rye Street for a future single-detached dwelling. The existing single-detached dwelling would remain and the detached garage would be relocated on the retained lot fronting King Street.

Date of Notice: November 20, 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 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: December 11, 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: November 20, 2027

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



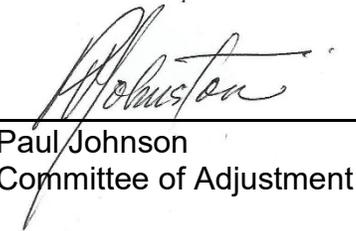
Steve Bartolini
Committee of Adjustment

ABSENT

Margaret Louter (Vice Chair)
Committee of Adjustment

ABSENT

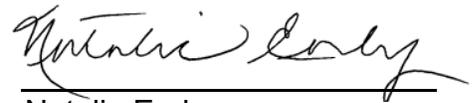
Eric Lehtinen (Chair)
Committee of Adjustment



Paul Johnson
Committee of Adjustment



Angelo Miniaci
Committee of Adjustment



Natalie Early
Committee of Adjustment

ABSENT

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 November 21, 2025



Natalie Thomson, Secretary Treasurer

SCHEDULE A

Conditions of Provisional Consent:

- 1.1.1 That the owner/applicant provides a legal description of Parcel 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 Director of Community and Development Services, for use in the issuance of the Certificate of Consent;
- 1.1.2 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 Parcel 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;
- 1.1.3 That the owner/applicant, at their own expense, obtains and submits an appraisal for the purposes of payment of cash-in-lieu of parkland dedication, by a qualified appraiser, which is to be based on the fair market value of Parcel 2 using the direct comparison approach, to the satisfaction of the Manager of Finance; and that the owner/applicant pays to the Town a cash-in-lieu of parkland dedication, which shall be 5% of the appraised value of Parcel 2;
- 1.1.4 That no demolition, grading or other soil disturbances shall take place on the subject property prior to the Ministry of Citizenship and Multiculturalism confirming to the Town that all archaeological resources concerns have met licensing and resource conservation requirements, and that a copy of all Ministry letters are submitted to the Town, to the satisfaction of the Town;
- 1.1.5 That the owner/applicant submit a signed Tree Protection Declaration Form;
- 1.1.6 That the rear addition proposed for removal on Parcel 1 is demolished to the satisfaction of the Town and that the owner/applicant obtains any required building permit for demolition and that final inspection and closure of the permit is completed to the satisfaction of the Chief Building Official;
- 1.1.7 That the detached garage on Parts 1 and 2 is relocated wholly onto Parcel 1 to the satisfaction of the Town and that the owner/applicant obtains any required building permit for relocation and that final inspection and closure of the permit is completed to the satisfaction of the Chief Building Official;
- 1.1.8 That the owner/application provide a Preliminary Lot Grading Plan for Parcel 1 and Parcel 2 to the satisfaction of the Chief Building Official.
- 1.1.9 That the owner/applicant apply for and pay the appropriate fees to install water, sanitary sewer, and storm sewer services from the King Street mains to Parcel 1 of the proposed severance;
- 1.1.10 That the owner/applicant contact the Town's Environmental Services Department to confirm the locations of the existing water and sanitary sewer services, and apply for and pay the appropriate fees to sever and cap the existing water and sanitary sewer services and install new water and sanitary sewer services to Parcel 2 of the proposed severance;

- 1.1.11 That the owner/applicant contact the Town's Environmental Services Department to approve reuse of the existing storm lateral connection to Rye Street for Parcel 2 of the proposed severance; and that the owner/applicant apply for and pay the appropriate fee for the installation of a new storm sewer service if the existing service is not approved for reuse;
- 1.1.12 That the owner/applicant obtain approval in the form of a municipal entrance permit from the Town's Operations Department for a new driveway on Parcel 2 of the proposed severance, including payment of the associated fees. Proposed entrances and existing municipal trees must be shown on submitted plans;
- 1.1.13 That the owner/applicant dedicate Parcel 3 as a road allowance widening along King Street to the benefit of the Town of Niagara-on-the-Lake; and,
- 1.1.14 That Minor Variance Applications A/16/25 and A-17/25 be approved.

SURVEYOR'S SEAL

SKETCH

THIS IS AN ORIGINAL COPY IF EMBOSSED BY THE SURVEYOR'S SEAL, OR PDF CERTIFIED

SKETCH FOR PLANNING ACT APPLICATION 670 KING STREET WEST TOWN OF NIAGARA-ON-THE-LAKE



SCALE 1 : 300
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS
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LOT DETAILS

TOTAL LOT AREA: 1950.2 s.m.

PARCEL 1 (RETAINED)

EXISTING HOUSE: 150.9 s.m. (7.7%)
(AFTER REMOVAL)

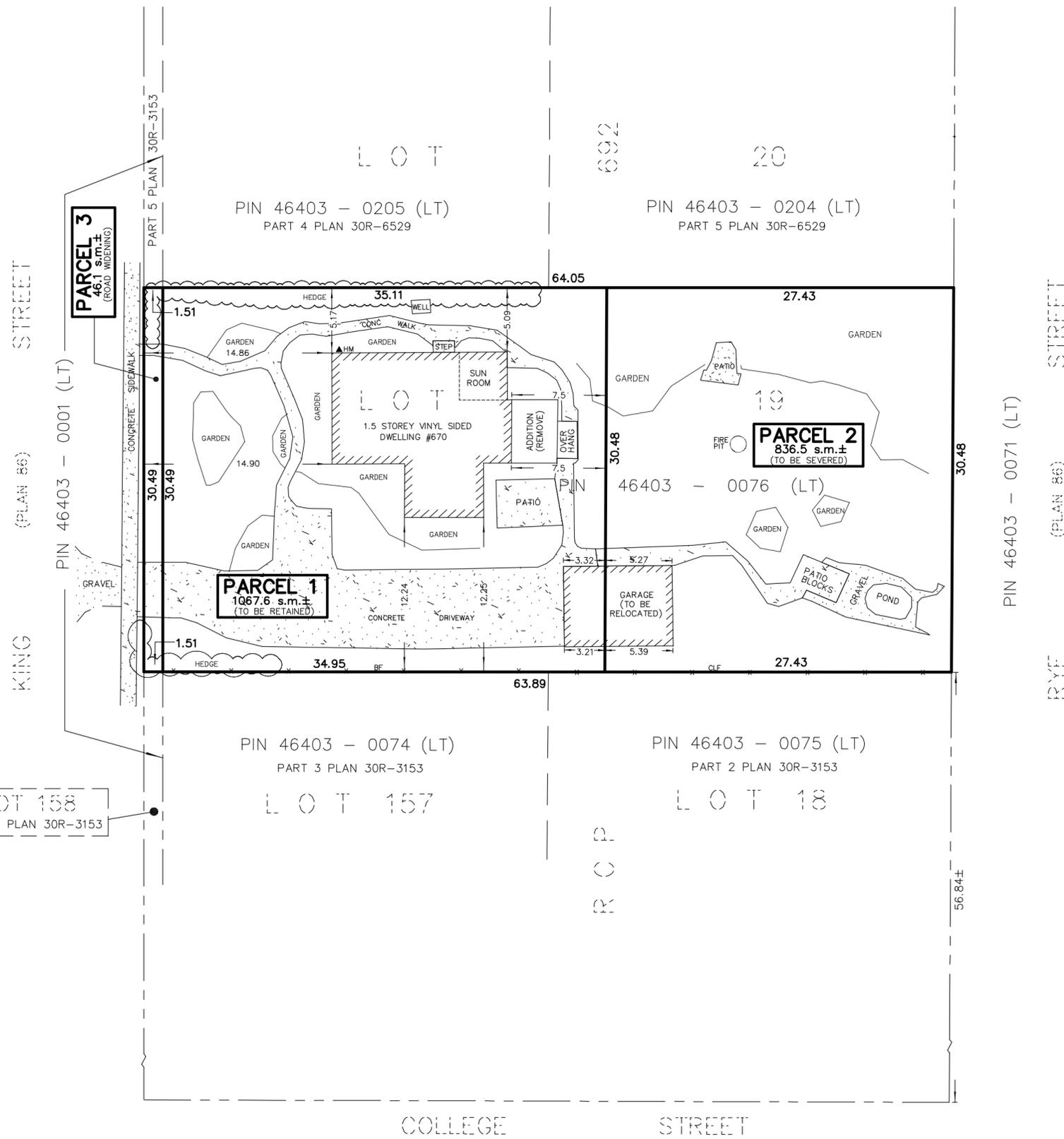
EXISTING GARAGE: 54.7 s.m. (2.8%)
(TO BE REMOVED OR RELOCATED)

PARCEL 2 (TO BE SEVERED)

836.5 s.m.

PARCEL 3 (ROAD WIDENING)

46.1 s.m.



LEGEND & NOTES

- BF DENOTES BOARD FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - C-L DENOTES CENTRELINE
 - HM DENOTES HYDRO METER
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - RCP DENOTES REGISTRARS COMPILED PLAN 692
- N=NORTH, S=SOUTH, E=EAST, W=WEST

CAUTION

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.
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3. THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL, OR PDF CERTIFIED.
4. ALL DIMENSIONS AND AREAS ARE APPROXIMATE.

PROPERTY DESCRIPTION

ALL OF LOT 19, REGISTRARS COMPILED PLAN 692
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA
PIN 46403-0076 (LT)

BOUNDARY NOTE

BOUNDARIES HAVE BEEN DERIVED FROM REGISTRY OFFICE RECORDS AND ACTUAL FIELD WORK.

METRIC NOTE:

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

MAY 12, 2023

Harold Hyde
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONT, N1A 2X1
905-774-7188
(FAX 905-774-4000)

P.O. Box 550, 74 Jarvis Street
FORT ERIE, ONT, L2A 5Y1
905-871-9757
(FAX 905-871-9748)

HAROLD D. HYDE O.L.S.

SCALE 1 : 300

SURVEY : 22F061

DRWN BY : T. Matheson

