

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

DECISION: File No. Minor Variance A-17/25 – 670 King Street (Part 2)

Assessment Roll No. 262701000208000000

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

To accommodate Consent Application B-11/25 for the retained lot, the applicant requests relief as follows:

1. Maximum lot area from 780 square metres as required in the Zoning By-law, to 836.5 square metres for the retained lot; and
2. Maximum lot frontage from 21.5 metres, as required in the Zoning By-law, to 30.48 metres for the retained lot.

Decision: Granted.

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: November 20, 2025.

The last date for filing a notice of appeal is December 10, 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>

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



Steve Bartolini
Committee of Adjustment

ABSENT

Margaret Louter (Vice Chair)
Committee of Adjustment

ABSENT

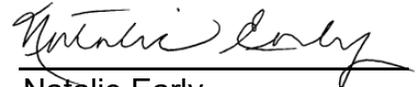
Eric Lehtinen (Chair)
Committee of Adjustment



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 21st, 2025.



Natalie Thomson, Secretary-Treasurer

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)

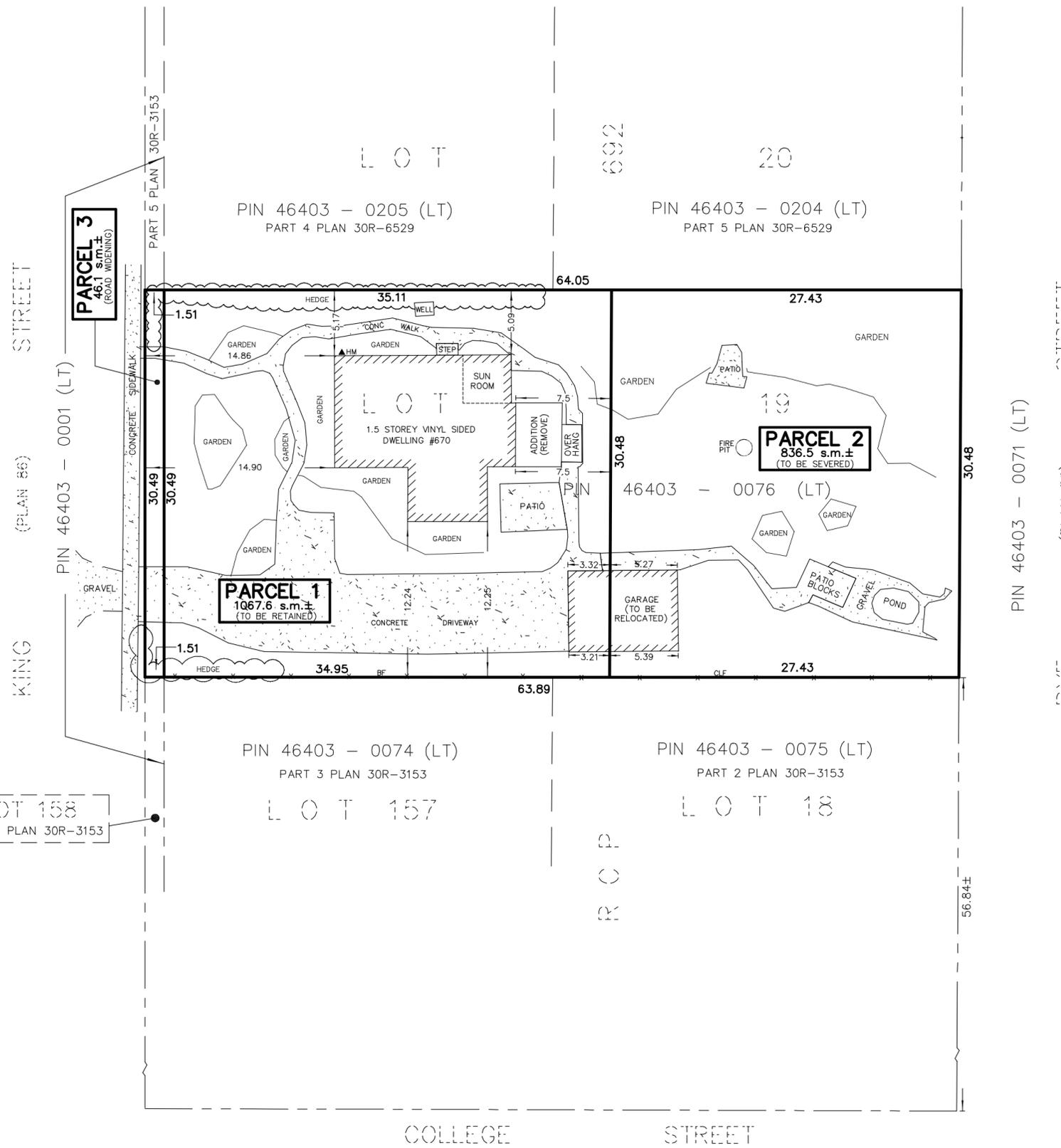
EXISTING GARAGE: 54.7 s.m. (2.8%)
(TO BE REMOVED OR RELOCATED)

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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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 D. 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

