

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

DECISION: File No. Consent B-13/25 – 6147 Townline Road
Assessment Roll No. 2627020025214000000

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

The application proposes the creation of a 576 square metre conservation lot to be severed at and conveyed to the Bruce Trail Conservancy for conservation purposes associated with the Bruce Trail. The lot as proposed, has no frontage on a municipal road. The existing single-detached dwelling is to remain.

Date of Notice: April 17, 2026

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 modified 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: May 7, 2026.

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:

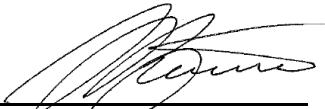
Please note neighbours and other interested parties not defined by the Planning Act are no

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: April 16, 2028

Consent was obtained by the Secretary Treasurer on April 16, 2026 to insert electronic signatures below;



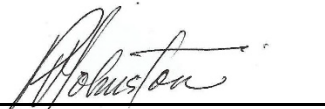
Steve Bartolini
Committee of Adjustment



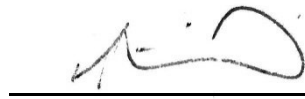
Margaret Louter (Vice Chair)
Committee of Adjustment



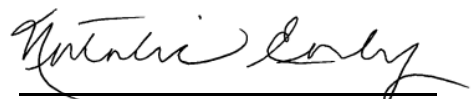
Eric Lehtinen (Chair)
Committee of Adjustment



Paul Johnson
Committee of Adjustment



Angelo Miniaci
Committee of Adjustment



Natalie Early
Committee of Adjustment

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.

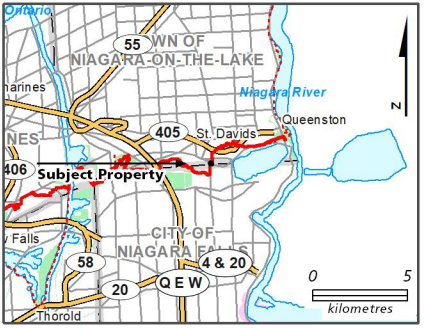
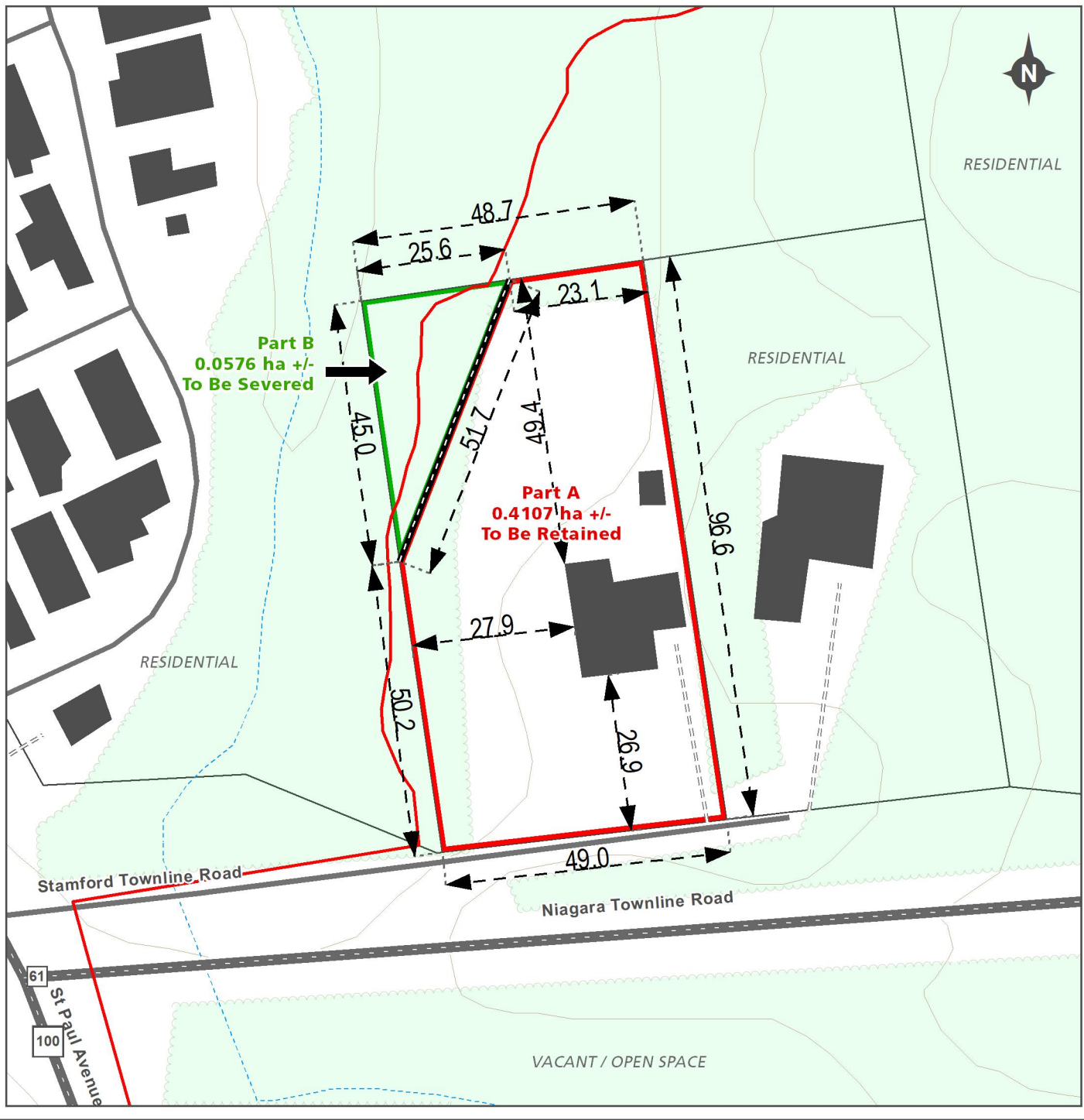
DATED at the Town of Niagara-on-the Lake on April 17, 2026



Natalie Thomson, Secretary Treasurer

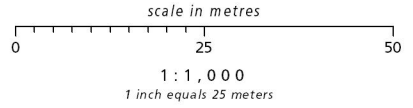
SCHEDULE A
Conditions of Provisional Consent:

- 1.1.1 That the owner/applicant prepare and register on title, to the satisfaction of the Director of Planning, Building, and Development Services, a restrictive covenant for Part B, prohibiting residential use and the erection of any dwelling units;
- 1.1.2 That the owner/applicant provides a legal description of Part B, 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 Planning, Building, and Development Services, for use in the issuance of the Certificate of Consent; and
- 1.1.3 That the owner/applicant provides a lawyer's undertaking, to the satisfaction of the Director of Planning, Building, and Development Services, to forward a copy of documentation confirming the transaction to the Bruce Trail Conservancy, i.e. transfer of Parcel B, 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.



Friesen 3-003

Legal Description
 Address: 6147 Stamford Town Line
 Pt Lt 92 ;
 Former Township of Niagara
 Town of Niagara-On-The-Lake
 Regional Municipality of Niagara
 ARN: 26270200252140000000



	To Be Severed		Main Trail
	To Be Retained		Contour (5 metre)
	Severance Line		Stream (intermittent)
	Driveway		Wooded Area
	Building		Private Land

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SCHEDULE				
PART	TOWNSHIP LOT	TOWNSHIP	PIN	AREA m ²
1	PART OF 92	TOWNSHIP OF NIAGARA	46374-0111 (LT)	4059
2				589

PLAN OF SURVEY OF
PART OF TOWNSHIP LOT 92
 (GEOGRAPHIC TOWNSHIP OF NIAGARA)
TOWN OF NIAGARA ON THE LAKE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 300
 0 5 10 15 metres

VAN HARTEN SURVEYING INC.
 THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm
 IN WIDTH BY 610mm IN HEIGHT WHEN PLOTTED AT
 A SCALE OF 1:300

- LEGEND:
- SURVEY MONUMENT SET
 - SURVEY MONUMENT FOUND
 - SIB .025 X .025 X 1.20 STANDARD IRON BAR
 - IB .015 X .015 X 0.60 IRON BAR
 - SSIB .025 X .025 X 0.60 SHORT STANDARD IRON BAR
 - RP .015 DIA. X 0.07 ROUND IRON BAR WITH STAMPED WASHER
 - PB .025 X .025 X 0.30 PLASTIC BAR
 - IP IRON POST
 - CC CUT CROSS
 - WIT WITNESS
 - OU ORIGIN UNKNOWN
 - VH VAN HARTEN SURVEYING INC., O.L.S.'S
 - N, E, S, W NORTH, EAST, SOUTH, WEST
 - P1 PLAN OF SURVEY BY J.D. BARNES DATED JULY 17, 2016, PROJ. NO. 16-16-373-00
 - P2 PLAN 30R-11638
 - 539 DOUGLAS G. URE, O.L.S.
 - 744 RAYMOND J. MATTHEWS, O.L.S.
 - MTO MINISTRY OF TRANSPORTATION ONTARIO

- BEARING AND COORDINATE NOTE:
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, IN THE NAD 83 (CSRS-2010) COORDINATE SYSTEM.
 - DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999877.
 - COORDINATES ON THIS PLAN ARE UTM, ZONE 17, IN THE NAD83 (CSRS-2010) DATUM AND BASED ON GNSS OBSERVATIONS FROM A NETWORK OF PERMANENT GNSS REFERENCE STATIONS.

UTM COORDINATES (METRES)		
POINT ID	NORTHING	EASTING
A	4778925.34	654396.27
B	4778913.73	654464.47
C	4778927.81	654560.87

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) O.REG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
P1	0°00'15"
P2	-1°18'15"

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

- SURVEYOR'S CERTIFICATE
- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 11TH DAY OF MARCH, 2026.

DATE: MARCH 16, 2026
PAYTON CHASE
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
 SUBMISSION FORM NUMBER V - 125435.

Kitchener/Waterloo Ph: 519-742-8371
 Guelph Ph: 519-821-2763
 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: TPT CHECKED BY: PC PROJECT No. 35249-26
 Map 16, 2026-8-25:04 AM
 G:\NIAGARA-ON-THE-LAKE\NIAGARA-FALLS\SACAD\RP LOT 92 BRUCE TRAIL CONSERVANCY (35249-26) UTM 2010.dwg

KNOWN AS FOUR MILE CREEK ROAD
 REGIONAL ROAD NO. 100

