

In the matter of the Planning Act, R.S.O. 1990, c. P.13, s. 45:

DECISION: File No. Minor Variance A-31/23 – 1454 Line 6 Road

Assessment Roll No. 2627020021054010000

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

Minor Variance Application A-30/23 is made to facilitate the reconstruction of an existing accessory structure (hobby barn) and requests relief as follows:

1. Maximum height of an accessory structure from 4.5 metres, as required in the Zoning By-law, to 4.69 metres for the existing barn reconstruction

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: October 19, 2023

Last date to file a notice of appeal: November 8, 2023

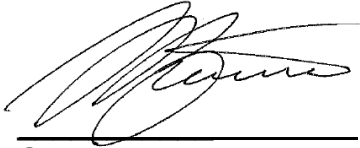
Notice of appeal must be filed with the Secretary-Treasurer for the Town of Niagara-on-the-Lake Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal. <https://olt.gov.on.ca/appeals-process/fee-chart/>

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 October 19, 2023 to insert electronic signatures below;



Steve Bartolini
Committee of Adjustment



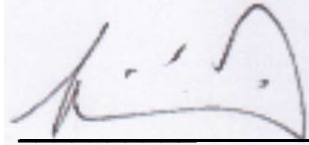
Margaret Louter (Vice Chair)
Committee of Adjustment



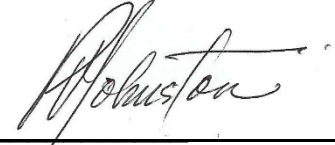
Allan Killin
Committee of Adjustment



Eric Lehtinen (chair)
Committee of Adjustment



Angelo Miniaci
Committee of Adjustment



Paul Johnson
Committee of Adjustment

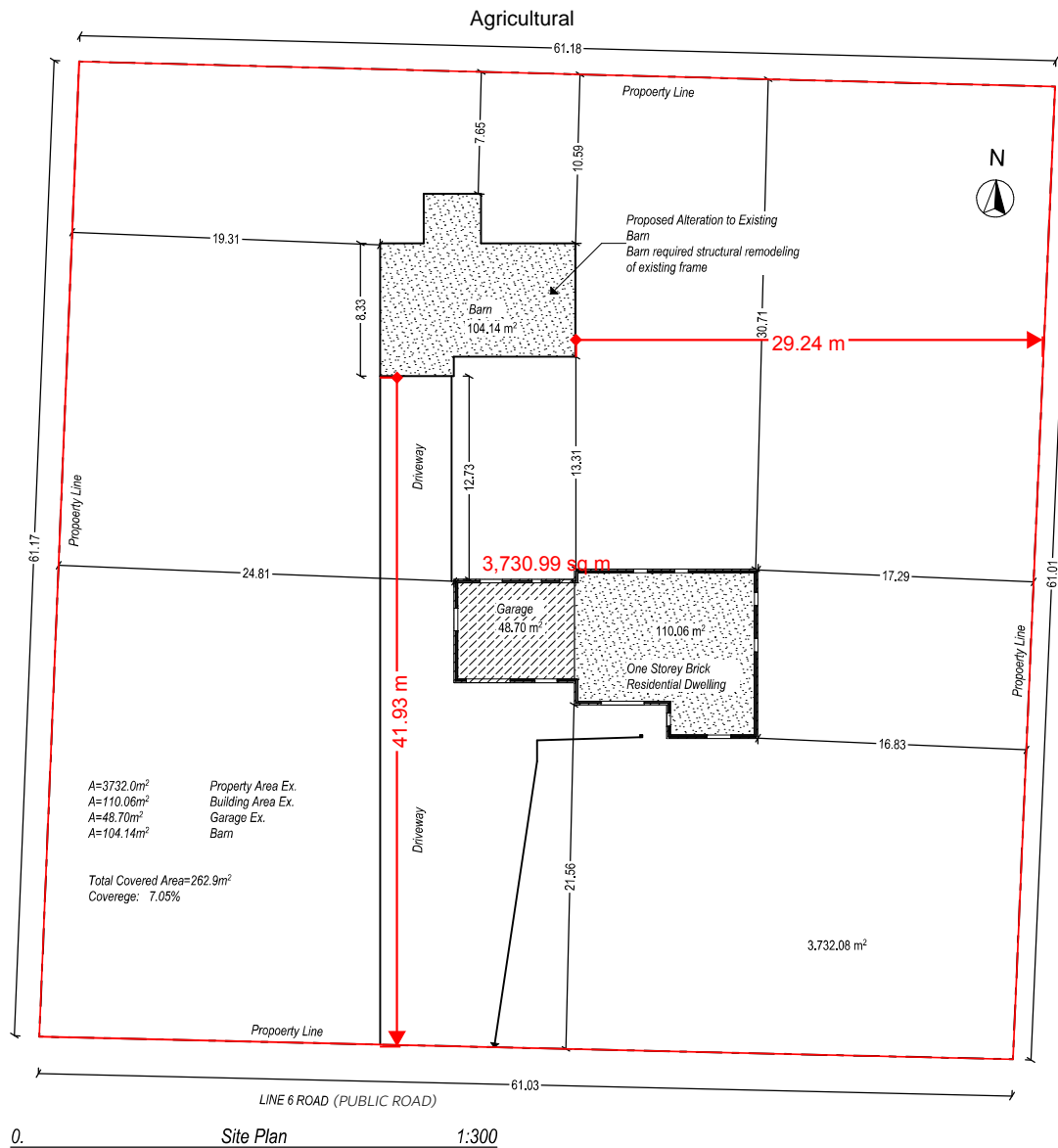
I, Natalie Thomson, Secretary Treasurer of the Committee of Adjustment for the Town of Niagara-on-the-Lake, hereby certify that the above is a true copy of the decision of the Committee of Adjustment with respect to the application recorded herein.

DATED at the Town of Niagara-on-the Lake on October 20, 2023.



Natalie Thomson, Secretary Treasurer

Residential



Residential



File:	03-01-2023	
Rev #	Revision	Date
1	Issue to Review	Doc 02, 2022
2	Revised	Feb 21, 2023
3	Revised	-

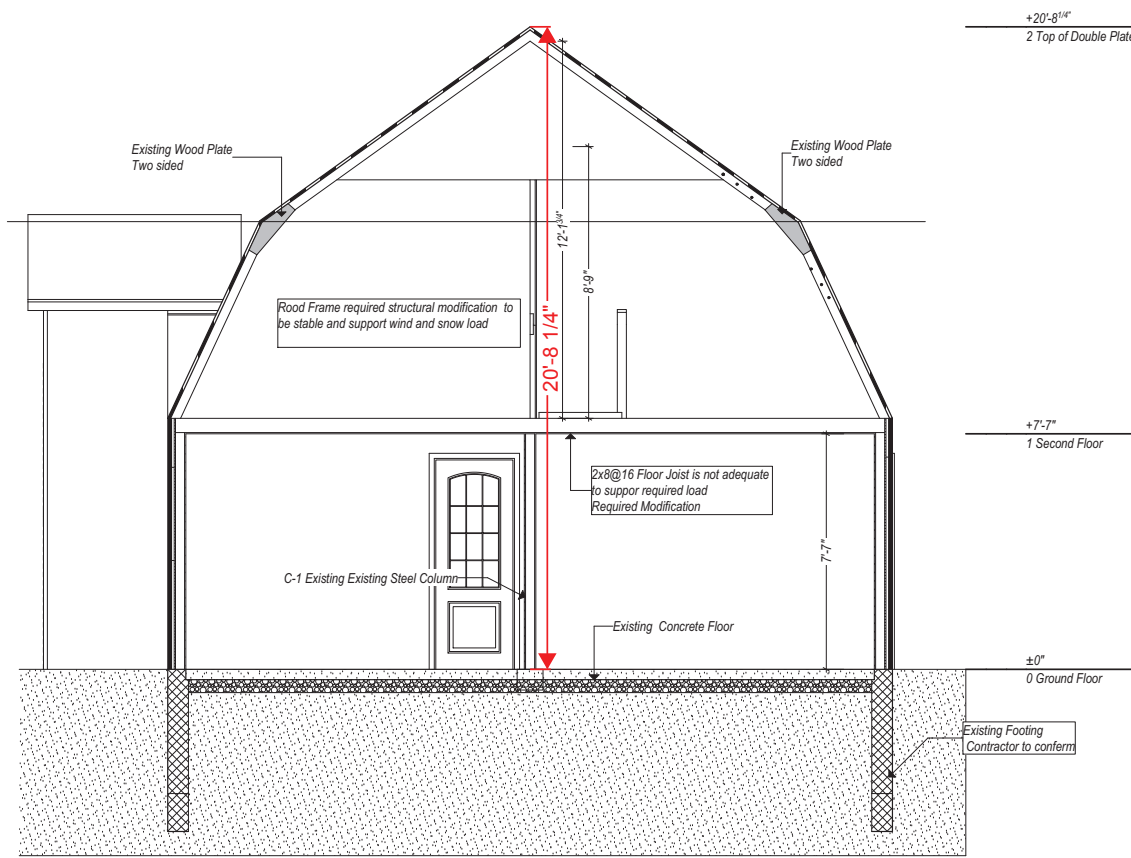
Task: Interior Alteration

Project: One Storey Barn
 1454 Line 6 Road Niagara on the Lake ON L0S 1L0

Drawing #: Site Plan

Architectural & Engineering Service
 38 Chicory Crescent,
 St. Catharines, ON, L2R 0A5
 Ph: 647-773-9310
 email: safonov02@gmail.com

Dr. By:	Scale:	Drawing #:
S.S	1:300	C-2

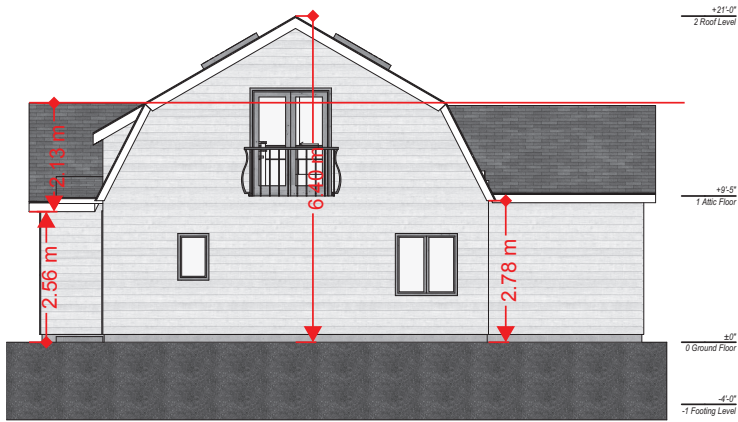


S-2 Building Section Existing 1/4" = 1'-0"



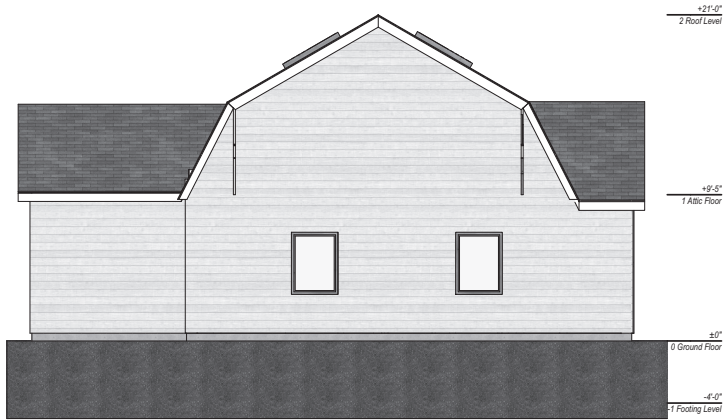
File:		03-01-23	
Rev #	Revision	Date	
1	Issued for Review	Jan 22 2022	
2	Revised	Feb 21 2023	
Task:			
Renovation of the barn			
Project: Residential Barn			
41454 Line 6 Road Niagara on the Lake			
Drawing #: Existing Section			
Architectural & Engineering Service			
38 Chicory Crescent, St. Catharines, ON, L2R 0A5 Ph: 647-773-9310 email: safonov02@gmail.com			
Dr. By: S.S		Scale: 1/4" = 1'-0"	Drawing #: E-2





Right Elevation Proposed

1/8" = 1'-0"



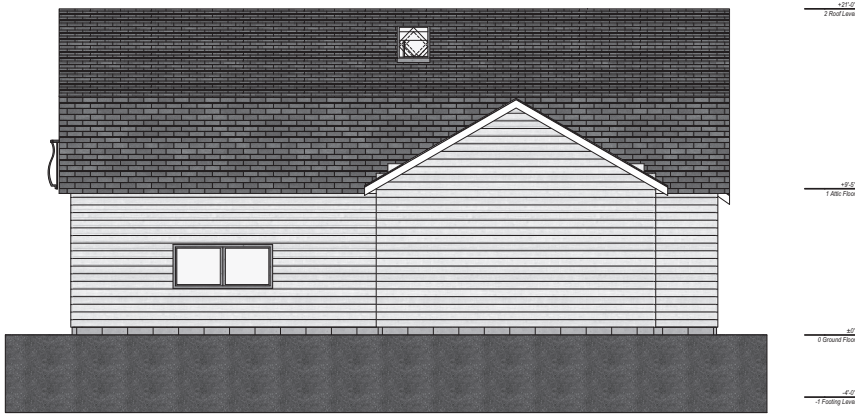
Left Elevation Proposed

1/8" = 1'-0"



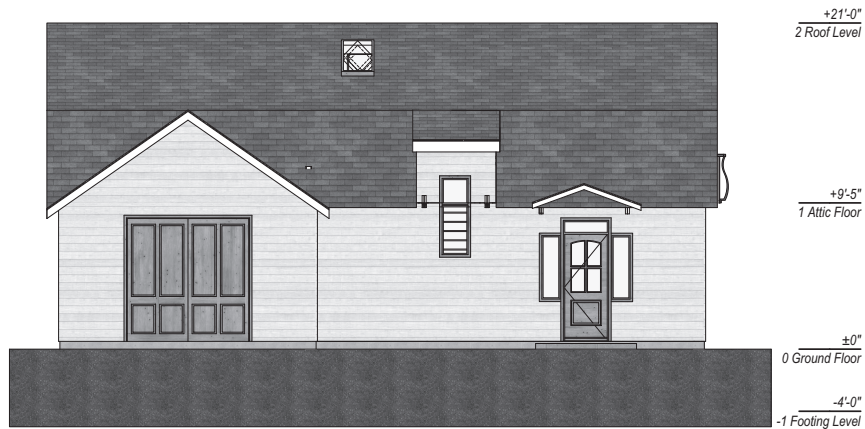
File:		05-01-22	
Rev #	Revision	Date	
1	Issued for Review	Feb 2023	
2	Revised	Feb 17, 2023	
Task:			
Existing Barn Alteration			
Project:			
Residential Barn 41454 Line 6 Road Niagara on the Lake			
Drawing #:			
Front /Rear Elevation			
Architectural & Engineering Service			
38 Chicory Crescent, St. Catharines, ON, L2R 0A5 Ph: 647-773-9310 email: safonov02@gmail.com			
Dn. By:		Scale:	Drawing #
S.S		1/8" = 1'-0"	E-01





Rear Elevation. Proposed

1/8" = 1'-0"



Front Elevation Proposed

1/8" = 1'-0"



File:		05-01-22	
Rev #	Revision	Date	
1	Issued for Review	Feb 2023	
2	Revised	Feb 17, 2023	
Task:			
Existing Barn Alteration			
Project: Residential Barn			
41454 Line 6 Road Niagara on the Lake			
Drawing #:			
Right /Left Elevations			
Architectural & Engineering Service			
38 Chicory Crescent, St. Catharines, ON, L2R 0A5 Ph: 647-773-9310 email: safonov02@gmail.com			
Dn. By:		Scale:	Drawing #
S.S		1/8" = 1'-0"	E-02

