

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

DECISION: File No. Minor Variance A-35/23 – 1410 Line 6 Road

Assessment Roll No. 262702002105550000

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

Minor Variance Application A-35/23 is made to facilitate the construction of an accessory structure (detached garage with storage loft area) and requests relief as follows:

1. Maximum height of an accessory structure from 4.5 metres, as required in the Zoning By-law, to 6.0 metres for the proposed detached garage.

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: December 21, 2023

Last date to file a notice of appeal: January 3, 2024

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>

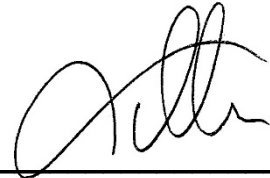
Consent was obtained by the Secretary Treasurer on December 21, 2023 to insert electronic signatures below;

ABSENT

Steve Bartolini
Committee of Adjustment



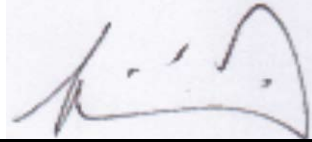
Margaret Louter (Vice Chair)
Committee of Adjustment



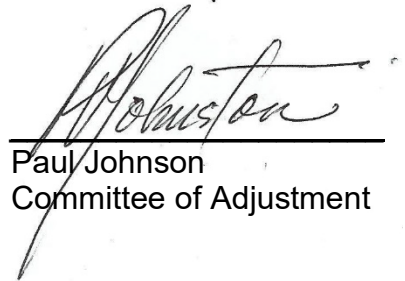
Allan Killin
Committee of Adjustment



Eric Lehtinen (chair)
Committee of Adjustment



Angelo Miniaci
Committee of Adjustment



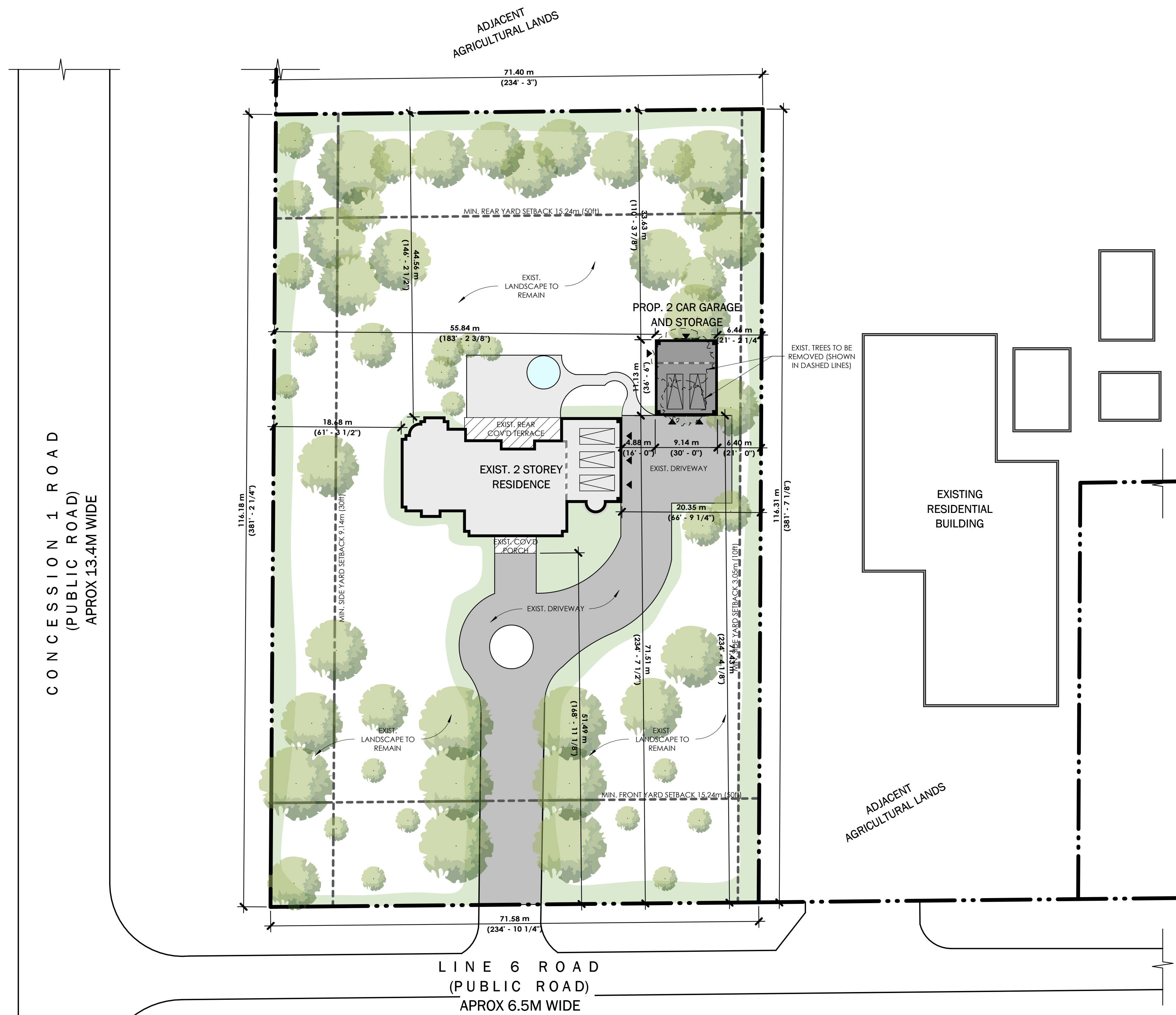
Paul Johnson
Committee of Adjustment

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 December 21, 2023.



Natalie Thomson, Secretary Treasurer



PROPERTY LINE PLACEMENT AND DIMENSIONS APPROXIMATE AS PER NIAGARA NAVIGATOR

SITE PLAN
1 : 750

SITE PLAN LEGENDS

	LANDSCAPE		PROPERTY LINE
	PROPOSED/ENHANCED LDSP.		MIN. SET BACK
	LANDSCAPE PAVEMENT		EX. ADJECENT LOT
	PAVEMENT/ROAD		NPCA SETBACK
	WATER/POOL		MTO SET BACK FENCE
	COVD AREA		SIB.
	COVD CONNECTOR		F.G. LABLE
	PROPOSED BUILDING		EX. TREE/LANDSCAPE
	EXISTING BUILDING		EX. TREE TO BE REMOVED

*SEE SITE PLAN NOTES **F.G.SHALL REFER TO FINAL GRADING PLANS
*LOT LINE/BACKGROUND AS PER : NIAGARA NAVIGATOR ASSESSMENT PARCELS

SITE PLAN ZONING & STATISTICS

ZONING INFORMATION

ADDRESS	1410 LINE 6, NIAGARA-ON-THE-LAKE, ON, L0S 1L0	
ZONING AND BY-LAW	A - AGRICULTURAL, BY-LAW 500A-74	
ITEMS	REQUIRED	EXISTING (PROPOSED)
LOT FRONTAGE (MIN.)	60.96m (200')	234' - 10" +/-
FRONT YARD (MIN.)	15.24m (50')	51.49m (168' 11") +/-
SIDE YARD (MIN.)	INT 3.05m (10') / EXT 9.14m (30')	INT 6.5m (21'2") - EXT 18.7m (61'3") +/-
REAR YARD (MIN.)	15.24m (50')	33.78m (110' - 9')
BUILDING HEIGHT/# OF STORY (MAX)	10.67m (35')	EXIST TO REMAIN
LOT COVERAGE (MAX)	15%	7.3%

RESTRICTIONS SPECIAL LIMITS	MTO	CONSERVATIONS	EASEMENTS	SPA

COVERAGE CALCULATIONS

LOT AREA	8,309.6m ² (89,444 SF)	100%	MUNICIPALITY / CONSERVATION / REGION SHALL CONFIRM ALL ZONING REQUIREMENTS AND RESTRICTIONS PRIOR TO THE ISSUANCE OF BUILDING PERMIT / DEMOLITION PERMIT (NOT LIMITED TO) AND/OR CONSTRUCTION ACTIVITIES. INFORM ARCHITECT/PLANNER/APPLICANT/OWNER (NOT LIMITED TO) OF ANY INCOMPETENCE.
EXISTING DWELLING	438.48m ² (4719.77 SF)		
COVD PORCH	14.65m ² (157.71 SF)	6.1%	
COVD REAR TERRACE	50.89m ² (547.78 SF)		
PROPOSED DETACHED GARAGE (MAX AREA 8%)	101.73m ² (1095 SF)	1.2%	
TOTAL LOT COVERAGE	565.9m ² (6,090.8 SF)	7.3%	
EXIST. DRIVEWAY	912.65m ² (9823.73 SF)	11%	
LANDSCAPE COVERAGE	6792.59m ² (73114.87 SF)	81.7%	

ZONING INFORMATION CONFIRMED WITH CITY/TOWN
NAME: _____
DATE: _____
COMMENTS: _____

ISSUED FOR MINOR VARIANCE

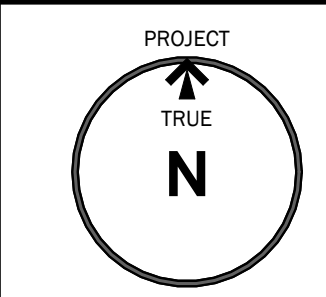
ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

No.	DATE	DESCRIPTION	BY:
01	10.03.23	CONCEPT	AM
02	10.19.23	ISSUED FOR PRE-CON	AM
03	10.30.23	ISSUED FOR MINOR VARIANCE	AM

COMMISSION: 2023-127

JURAS RESIDENCE - DETACHED GARAGE

1410 LINE 6, NOTL. ON, L0S 1L0



A · C · K
architects
STUDIO INC.

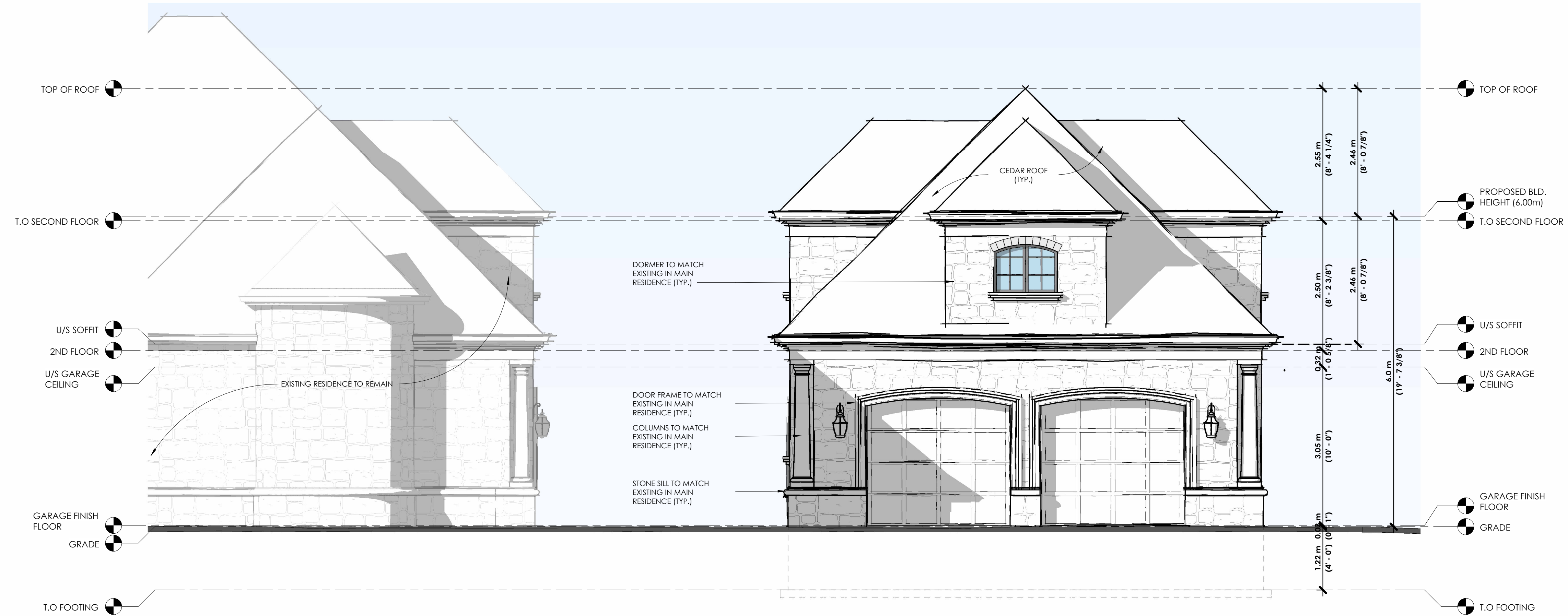
Architectural Office:
290 Glendale Ave. St.Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SITE PLAN

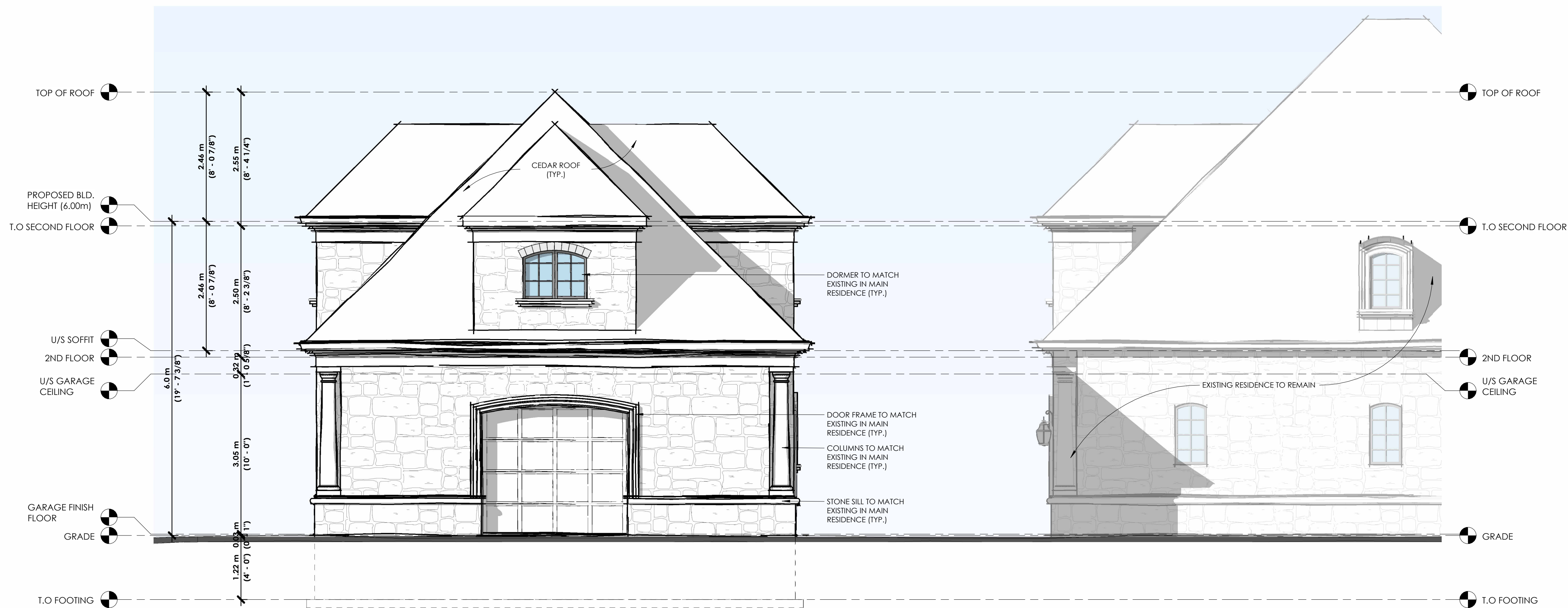
DRAWN BY:	JD	DRAWING No.:	.SP.1
CHECKED BY:	MDA		
DATE ISSUED:			
PROJECT No.:	2023-127		

**ISSUED FOR
MINOR
VARIANCE**



FRONT ELEVATION CONCEPT

1 : 100



REAR ELEVATION CONCEPT

1 : 100

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**JURAS RESIDENCE -
DETACHED GARAGE**

1410 LINE 6, NOTL. ON.
LOS 110

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Architectural Office:
290 Glendale Ave. St.Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

**ELEVATIONS (FRONT
REAR)**

DRAWN BY:	JD	DRAWING No.:	A1.2
CHECKED BY:	MDA		
DATE ISSUED:			
PROJECT No.:	2023-127		

**ISSUED FOR
MINOR
VARIANCE**



RIGHT ELEVATION CONCEPT

1 : 100



LEFT ELEVATION CONCEPT

1 : 100

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**JURAS RESIDENCE -
DETACHED GARAGE**

1410 LINE 6, NOTL. ON.
LOS 110

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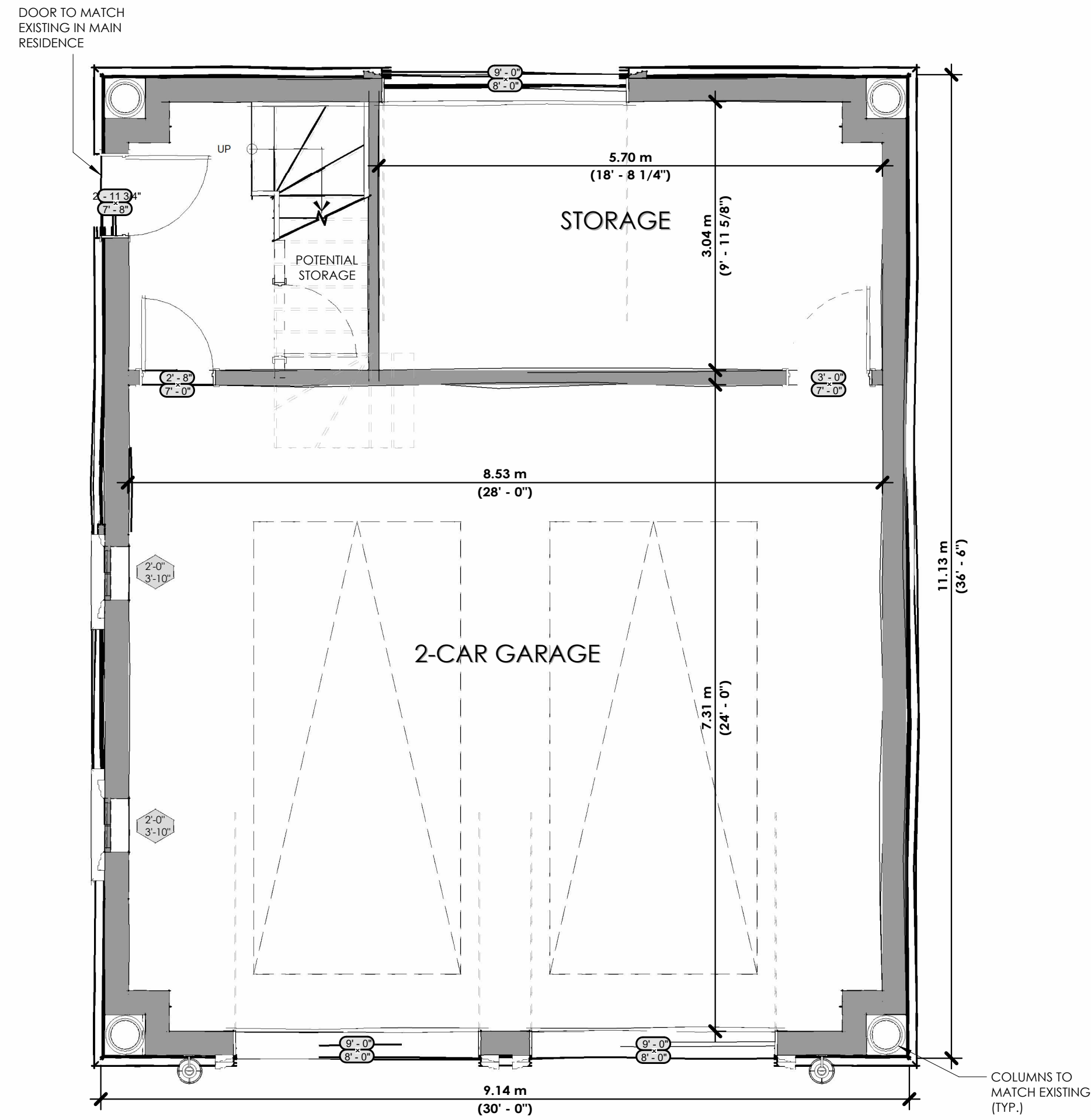
SHEET TITLE:

ELEVATIONS (SIDE)

DRAWN BY:	JD	DRAWING No.:	A1.3
CHECKED BY:	MDA		
DATE ISSUED:			
PROJECT No.:	2023-127		

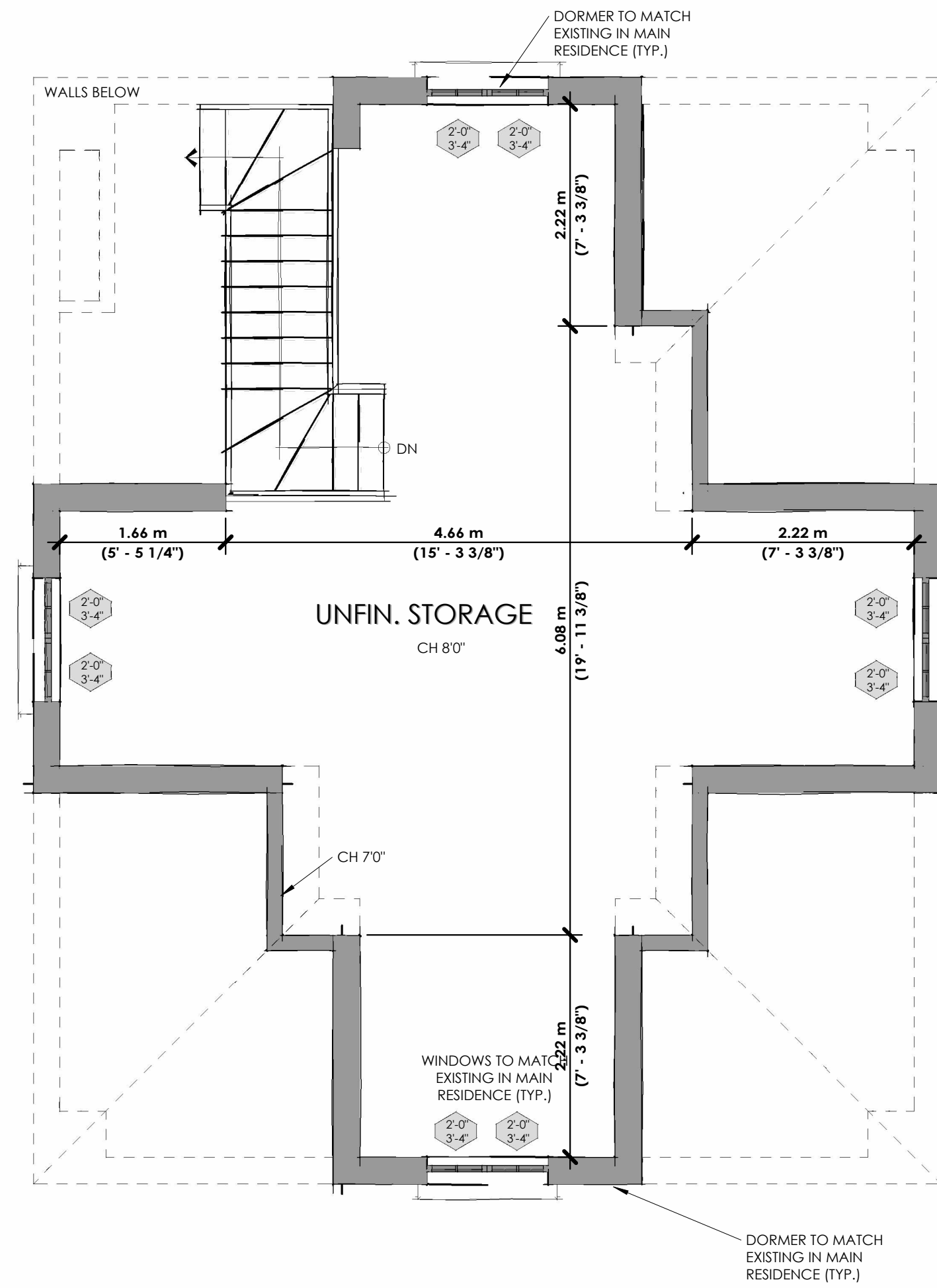
FLOOR PLAN LEGENDS	
ROOM NAME X'-X" x Y'-Y" 	
	FLOOR ABOVE
	BULKHEAD ABOVE (MECH. STRU.)
	DIFFERENT STAIR (SEE PLAN)
ALL MEASUREMENTS ARE TAKEN BASE x HEIGHT IN REFERENCE TO FLOOR PLAN ORIENTATION	

**ISSUED FOR
MINOR
VARIANCE**



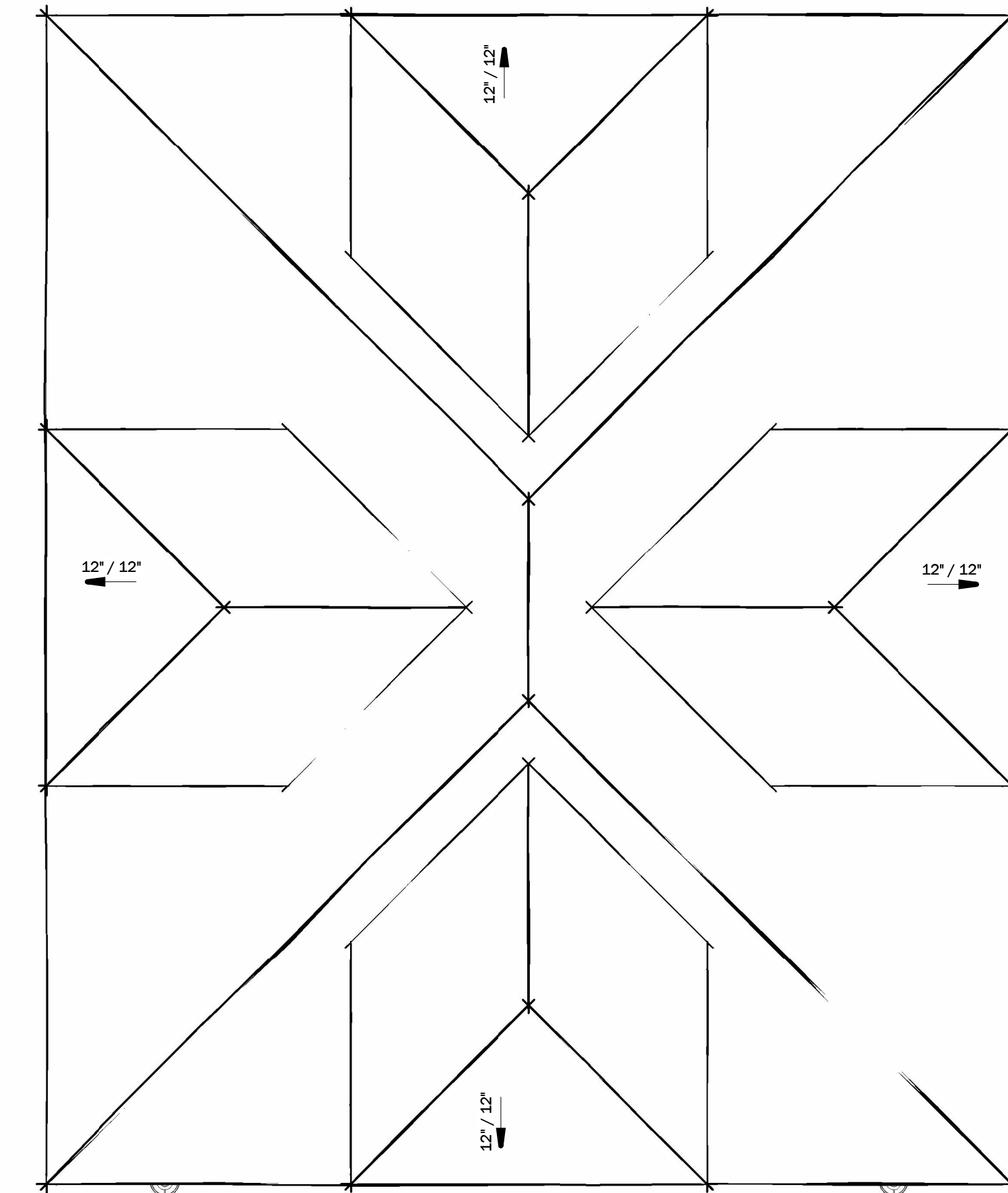
FIRST FLOOR PLAN

1 : 100 PROPOSED ACCESSORY BUILDING 101.73 m2 (1095 SF)



LOFT FLOOR PLAN

1 : 100 LOFT AREA 55.10 m2 (593.06 SF)



TOP OF ROOF

1 : 100

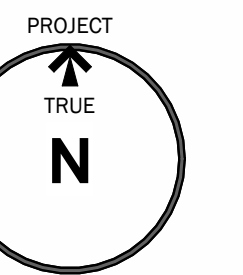
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**JURAS RESIDENCE -
DETACHED GARAGE**

1410 LINE 6, NOTL. ON,
LOS 110



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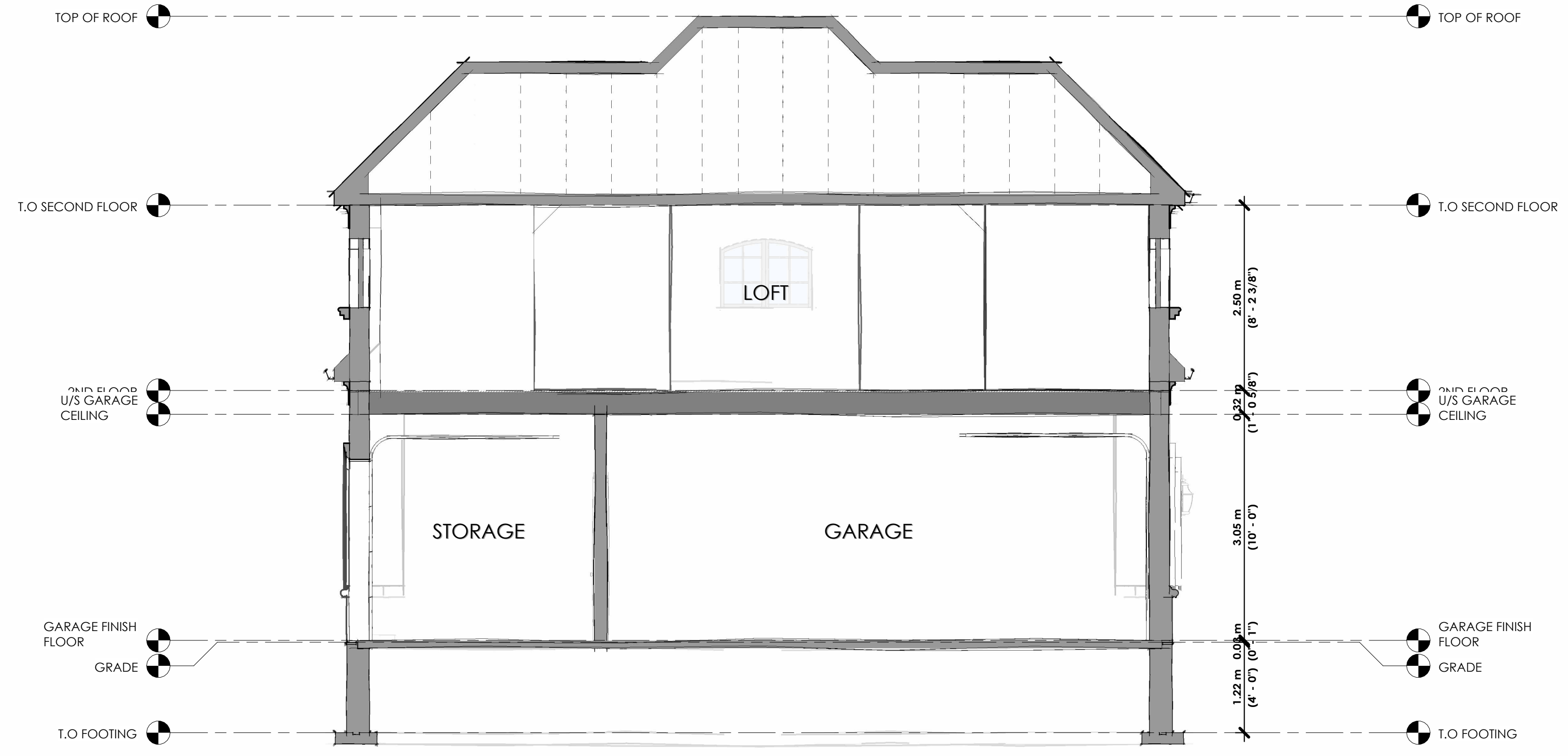
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905 984 5545

SHEET TITLE:

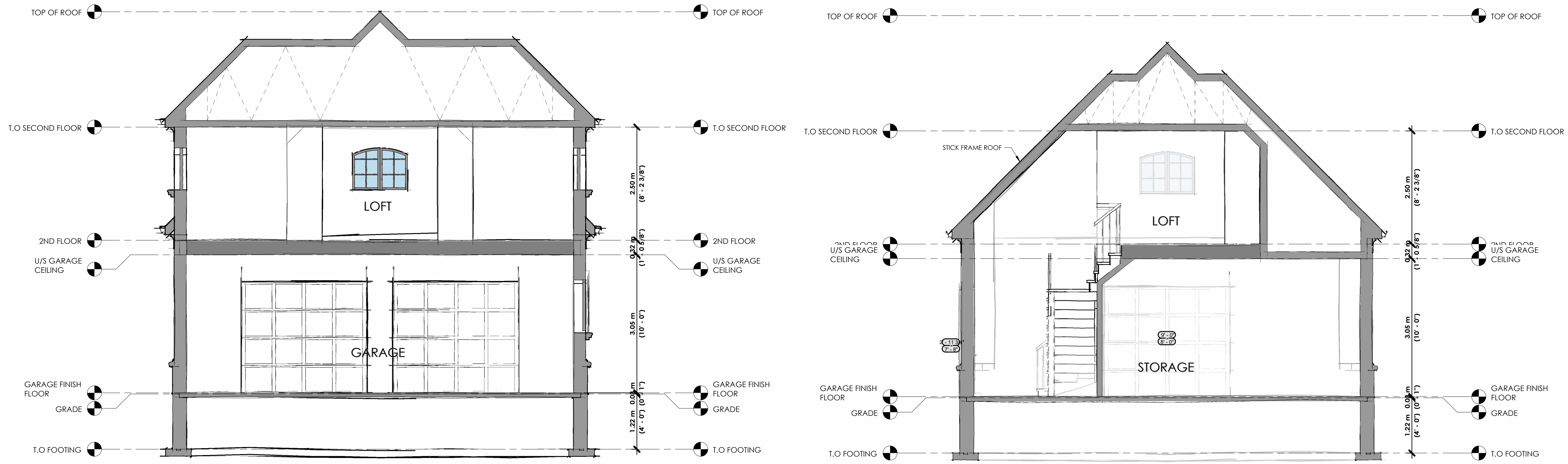
FLOOR PLANS

DRAWN BY:	JD	DRAWING No.:	A1.1
CHECKED BY:	MDA		
DATE ISSUED:			
PROJECT No.:	2023-127		

**ISSUED FOR
MINOR
VARIANCE**



SECTION A (FRONT TO BACK)
1 : 100



SECTION B
1 : 100

SECTION C
1 : 100

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SHEET TITLE:

SECTIONS

DRAWN BY:	JD	DRAWING No.:	A1.4
CHECKED BY:	MDA		
DATE ISSUED:			
PROJECT No.:	2023-127		