

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

DECISION: File No. Minor Variance A-01/25– 25 Castlereagh Street
Assessment Roll No. 2627010001135000000

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

Minor Variance Application A-01/25 is made to facilitate additional office space in conjunction with the adjacent Niagara-on-the-Lake Museum (43 Castlereagh Street) in an existing single- detached dwelling (25 Castlereagh Street). To accommodate the proposal, the following variances are requested:

1. To permit the following uses secondary to and exclusively for the Niagara-on-the-Lake Museum (43 Castlereagh Street) on the subject lands, until such time as the uses are established through a Zoning By-law Amendment and Site Plan Amendment, whereas only permitted uses within the Established Residential (ER) Zone are permitted.
 - a. Professional office and office-related uses including storage, meeting and research rooms, to a maximum gross floor area (GFA) of 217 square metres.
2. To permit two (2) required parking spaces with one space in tandem, whereas three (3) spaces are required for the non-residential uses requested in Variance #1 in the Zoning By-law and tandem parking is not permitted;
3. That the requirement for an accessible parking space be reduced to zero (0), whereas a minimum of one (1) accessible parking space is required for the non-residential uses requested in Variance #1, until such time as a Zoning By-law Amendment is approved;
4. Minimum rear yard setback from 1.52 metres, as required in the Zoning By-law, to 1.2 metres for the existing shed; and
5. Minimum side yard setback from 1.52 metres, as required in the Zoning By-law, to 0.7 metres for the existing shed.

Decision: Granted, subject to the following condition:

- 1.1.1 That the owner/applicant provides a lawyer's undertaking confirming the merger of lands known municipally as 25 Castlereagh Street and 43 Castlereagh Street, to the satisfaction of the Director of Community and Development Services.

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: February 20, 2025.

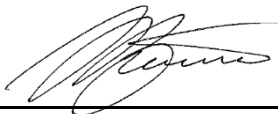
Last date to file a notice of appeal: March 12, 2025.

Notice of appeal must be filed with the Secretary-Treasurer for the Town of Niagara-on-the-Lake, 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 February 20, 2025 to insert electronic signatures below;



Steve Bartolini
Committee of Adjustment



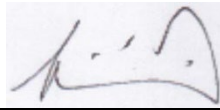
Margaret Louter (Vice Chair)
Committee of Adjustment



Eric Lehtinen (Chair)
Committee of Adjustment



Paul Johnson
Committee of Adjustment



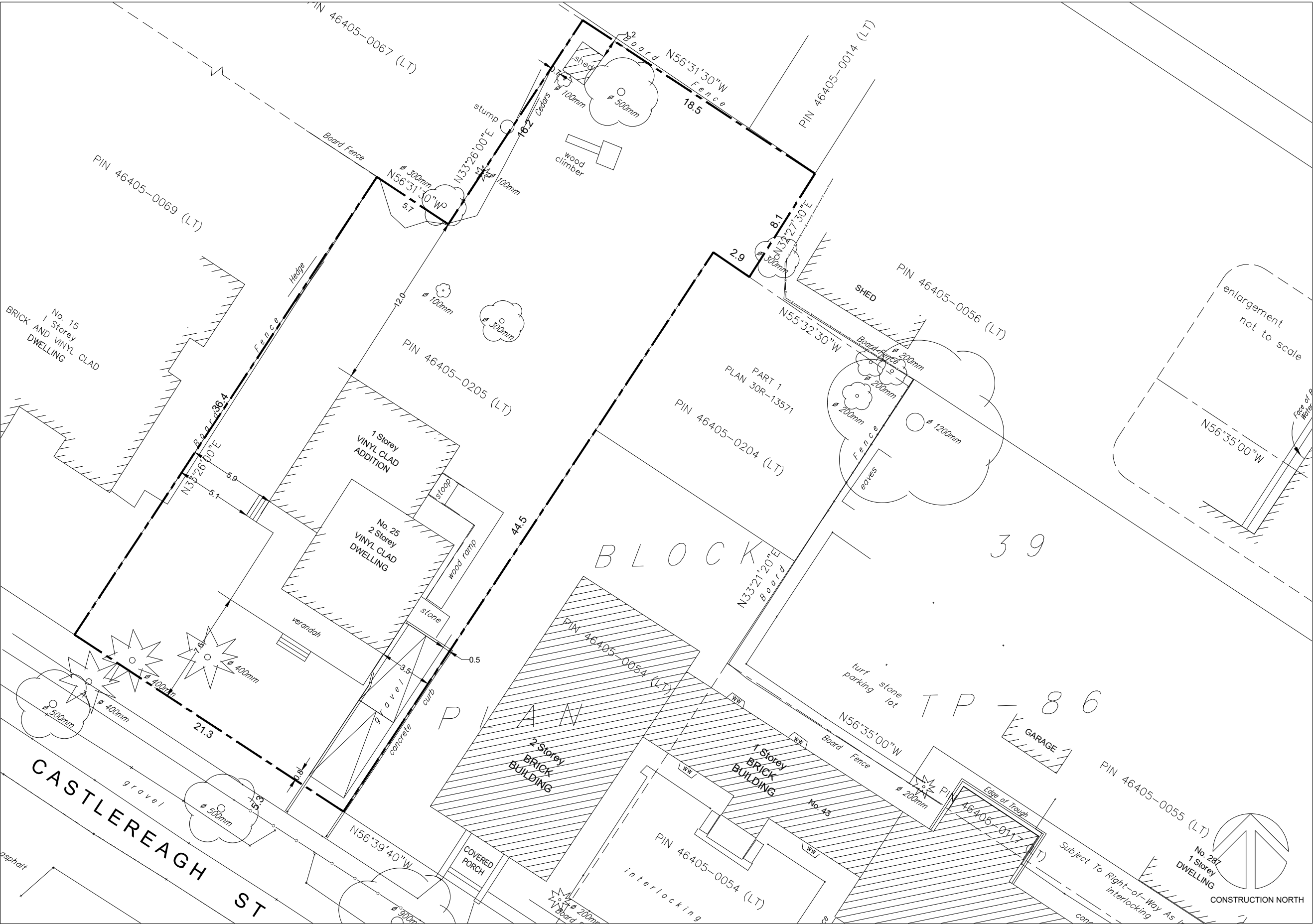
Angelo Miniaci
Committee of Adjustment

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 February 21, 2025.



Natalie Thomson, Secretary Treasurer



KEY MAP

SITE STATISTICS	
OFFICIAL PLAN DESIGNATION	Established Residential
ZONING DESIGNATION	Established Residential
LOT AREA	1058.17 sqm
LOT COVERAGE	16.42% (173.80 sqm)

REVISION SCHEDULE			
NO.	DESCRIPTION	DATE	PREPARED BY
R0	Sketch	2024-12-18	RV

Sketch

MINOR VARIANCE APPLICATION

25 CASTLEREAGH STREET, NIAGARA-ON-THE-LAKE

For: Niagara Historical Society Scale: 1:250
Drawing No.: 241349.01.R0 Date: Dec 18, 2024

THIS DRAWING SHALL ONLY BE USED IN CIRCUMSTANCES FOR WHICH IT WAS ORIGINALLY PREPARED AND FOR WHICH NPG PLANNING SOLUTIONS INC. WAS RETAINED.

NPG PLANNING SOLUTIONS INC. DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONAL INFORMATION OR OTHER MAPPED FEATURES FROM SECONDARY SOURCES SHOWN ON THIS DRAWING. THIS SKETCH HAS BEEN PREPARED USING SURVEY DATA PRODUCED BY J.D. BARNES LTD. THE SKETCH IS NOT A CERTIFIED SURVEY AND SHOULD NOT BE RELIED UPON FOR LEGAL OR TECHNICAL REASONS.

THE INFORMATION ISSUED MAY BE CONFIDENTIAL AND MUST NOT BE USED OTHER THAN BY THE INTENDED RECIPIENT UNLESS AUTHORIZED BY NPG PLANNING SOLUTIONS INC. NPG PLANNING SOLUTIONS INC. ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED BY THE RECIPIENT ARISING OUT OF, OR IN CONNECTION WITH, THE USE OR MISUSE OF THE INFORMATION ISSUED.

ALL DRAWINGS ARE THE PROPERTY OF NPG PLANNING SOLUTIONS INC. AND MAY NOT BE ALTERED WITHOUT WRITTEN PERMISSION FROM NPG PLANNING SOLUTIONS INC.

DO NOT SCALE THE DRAWING.

