

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

DECISION: File No. Minor Variance A-02/25 – 1451 Line 6 Road
Assessment Roll No. 2627020021076000000

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

Minor Variance Application A-02/25 is made to facilitate the construction of an accessory structure (detached garage and storage 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 5.3 metres for the proposed accessory structure.

Decision: Granted, subject to the following condition:

1. That the applicant/owner provides a written undertaking, to the satisfaction of the Town, confirming that the accessory structure does not contain any plumbing, bedroom, or living space and is built in accordance with the plans submitted with the application.

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: March 20, 2025.

The last date for filing a notice of appeal is April 9, 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.

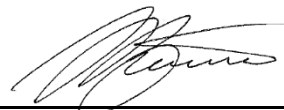
The appeal fee can be paid online through e-file or by certified cheque/money order and submitted to the Town (certified cheque/money order to be addressed to the Minister of Finance, Province of Ontario). Further information and the required forms are available on the OLT website at www.olt.gov.on.ca.

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 March 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

ABSENT

Angelo Miniaci
Committee of Adjustment

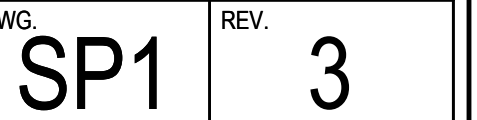
I, Natalie Thomson, Secretary Treasurer of the Committee of Adjustment for the Town of Niagara-on-the-Lake, hereby certify that the above is a true copy of the decision of the Committee of Adjustment with respect to the application recorded herein.

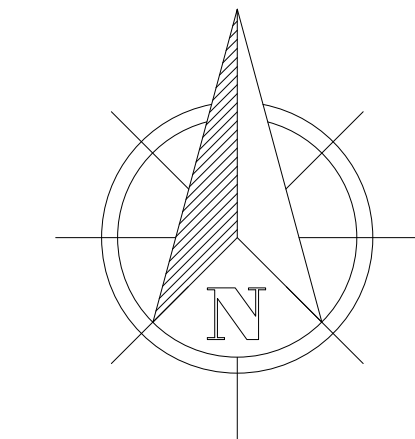
DATED at the Town of Niagara-on-the Lake on March 21, 2025.



Natalie Thomson, Secretary Treasurer

LOT AREA = 8113.32 m ²	
LOT COVERAGE CALCS	
• EXISTING DWELLING (INCLUDING GARAGE)	= 235 m ²
• PROPOSED OUTBUILDING	= 223.14 m ²
<u>TOTAL</u>	<u>= 458.14 m²</u>
EXISTING TOTAL COVERAGE	= 2.90%
PROPOSED TOTAL COVERAGE	= 5.65%





No part of this drawing including details, calculations or schedules may be reproduced in any form, either in part or whole, without the prior written consent of Hallex Engineering Ltd.

[illegible]

PROJECT:
NEW OUTBUILDING
1451 LINE 6 ROAD
NIAGARA-ON-THE-LAKE, ON
L0S 1L0

JOB NUMBER:	240214
DATE:	FEBRUARY/2024
DRAWN BY:	TA
DESIGNED BY:	PW/BR
CHECKED BY:	ML/JH
SCALE:	AS SHOWN

DWG.	REV.
S5	3

