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Ms. Natalie Thomson, Secretary-Treasurer
Committee of Adjustment
Town of Niagara-on-the-Lake
P.O. Box 100
1593 Four Mile Creek Road
Virgil, ON L0S 1T0

Re: Minor Variance Application
407 Victoria Street, Niagara-on-the-Lake, Ontario

Dear Ms. Thomson,

I am pleased to enclose this Cover Letter as a supporting document along the proposal for Minor Variance regarding 407 Victoria Street in Town of Niagara-on-the-Lake. The site is located within Old Town of NOTL and it is Part of ER zoning.

The objective is to demolish existing structure, construct a new residential single-family dwelling and obtain optimal esthetical value (corner lot) to complement the street appeal and enhance the neighborhood of Old Town by creating stylish project with character consistent with an old charm of Niagara-on-the-Lake.

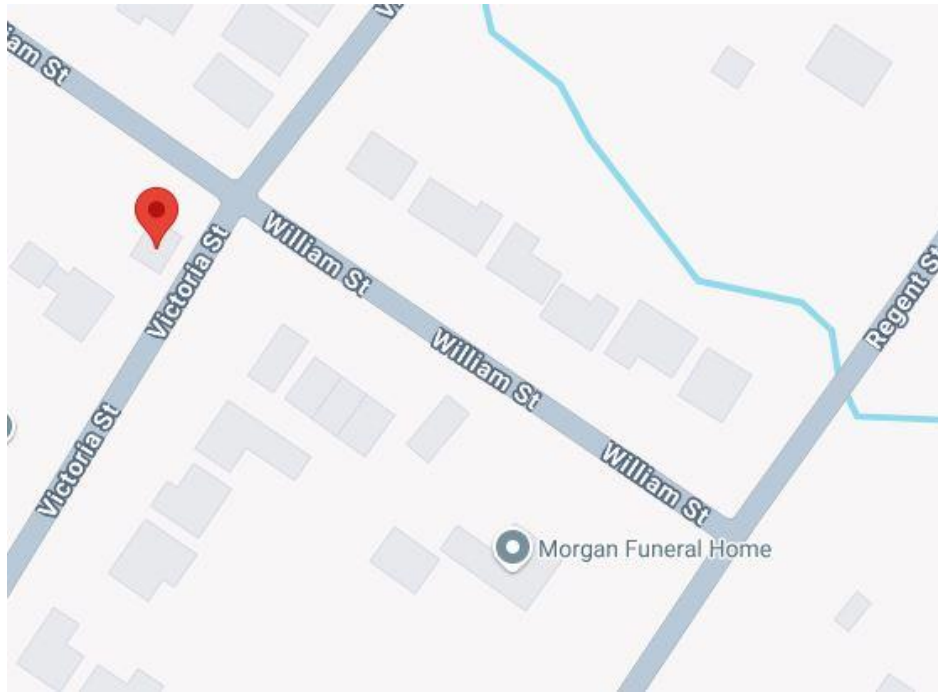
In order to achieve the result previously described, Minor Variance needs to be considered:

1. Victoria Street(front) set back proposal: 6.58 m to the porch vs 7.5 m allowed.
Additionally, a single step 0.3 m depth is to be located in front of porch (as per site plan sketch).
2. William Street (exterior side) set back proposal: 2.14 m to the wall of main structure vs. 4.5 m allowed.
Proposed: 1.22 m set back to the porch vs. 4.5 m allowed.
Additionally, a single step 0.3 m is to be located in front of the porch (as per site plan sketch).

I truly believe the requested **variance is minor in nature** as the proposed project will remain to be still largely set back from the street and buffered by existing mature vegetation (which will not be impacted by the project). There is a large buffer area between William Street and exterior property line of the site of interest (drawing attached below).



The requested **variance is desirable for appropriate use of the land** as it will allow to accommodate the project that will be aesthetically pleasing to pedestrians (considering corner lot and therefore a large elevation wall facing William Street). It will also allow more space between the newly constructed project and next-door neighbor property (411 Victoria Street) allowing for more light and eliminating the need for unsightly typical side elevation wall. It will also allow to accommodate double car garage away from the street view and avoid traffic on Victoria Street as it is a very busy route leading to Queen Street vs. William Street which is not nearly as busy as it ends at Regent Street (sketch attached below) therefore it is not a drive true street.



Proposed **variance maintains general intent and purpose of the Official Plan and Zoning Law** as the site of interest is designated as Established Residential located within Old Town of Niagara-on-the-Lake. Proposed Single Family Residential Dwelling is aligned with designated intent of single residential lot within the area.

Having a large buffer of greenery and mature vegetation (along William Street) proposed variance will not affect the comfort of neighbors nor will negatively affect the street landscape but it will allow for creating a project that will benefit neighborhood and remain attractive in its character specific to Niagara-on-the-Lake's Old Town Area.

Sincerely,

Julita Czernicki