

April 10, 2025

To:

Secretary / Treasurer Committee of Adjustment
Town of Niagara-on-the-Lake
ATTN: Natalie Thomson

Re: 100 Queenston Street, Niagara-on-the-Lake, Ontario

Relief from Section 8.2.2. Zone Requirements By-law requirements for Maximum Lot Coverage & Maximum Building Face

Dear Natalie,

Please accept the enclosed cover letter as our rationalization and justification for the request for a minor variance regarding the maximum lot coverage & maximum building face requirement as per zoning by-law Section 8.2.2. Zone Requirements.

The property is located at 100 Queenston Street in the town of Niagara-on-the-Lake. The proposal consists of a new covered and uncovered deck along with an addition to the existing garage which will serve as a recreation space for a golf simulator and/or as an extension to the existing garage with access to the existing house and the new covered deck. The proposed addition's height is 5.20m (measured from the average grade to roof ridge) with an area of 350.50 SQFT (32.56 SQM). The new covered deck area is 767.86 SQFT (71.34 SQM). The current lot coverage includes an existing covered deck which is to be removed to accommodate the new one. Minor variance is required for the new total lot coverage of 21.54% (4086.07 SQFT). The maximum lot coverage is currently 17% as per Minor Variance A-25/100. We request a minor variance rounding up to 22% to account for construction tolerances along with the 3.0m road widening area requested by Niagara-On-The-Lake Operations. The maximum Building Face stipulated in the Zoning By-Law is 50% of the lot frontage. The existing currently covers around 70% (23.27M+/-) of the lot frontage. With the addition, it will cover 80.36% (26.57M) of the lot frontage. Due to the unique zoning in the area, a more stringent lot coverage is stipulated which requires a minor variance to comply.

The proposed building will blend harmoniously with the existing residence causing no jarring contrasts or negative impact.

In consideration of the environmental impacts, there are several adjacent trees that will be preserved as part of this proposal, and to our knowledge the construction will follow the town's Tree By-laws.

Thank you in advance for your time and consideration to our request and justification noted above.

Should you have any questions or comments on the enclosed please do not hesitate to contact the undersigned.

Respectfully,



Michael D. Allen Principal Architect
M.Arch, M.U.P, B.Arch Tech, OAA

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