

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

**DECISION:** File No. Minor Variance A-11/25 – 1500 Concession 6 Road  
**Assessment Roll No. 2627020015023000000**

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

Minor Variance Application A-11/25 is made to facilitate the construction of an addition to the existing single-detached dwelling and requests relief as follows:

1. Minimum front yard setback from 15.24 metres, as required in the Zoning By-law, to 12.19 metres for the proposed addition; and
2. Maximum driveway width from 6.0 metres, as required in the Zoning By-law, to 8.54 metres for the existing driveway.

**Decision: Granted, subject to the conditions in Schedule A.**

**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: June 19, 2025.**

**The last date for filing a notice of appeal is July 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](mailto:natalie.thomson@notl.com).

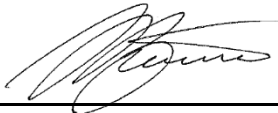
The appeal fee can be paid online through e-file or by certified cheque/money order and submitted to the Town (certified cheque/money order to be addressed to the Minister of Finance, Province of Ontario). Further information and the required forms are available on the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

**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 June 19, 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.

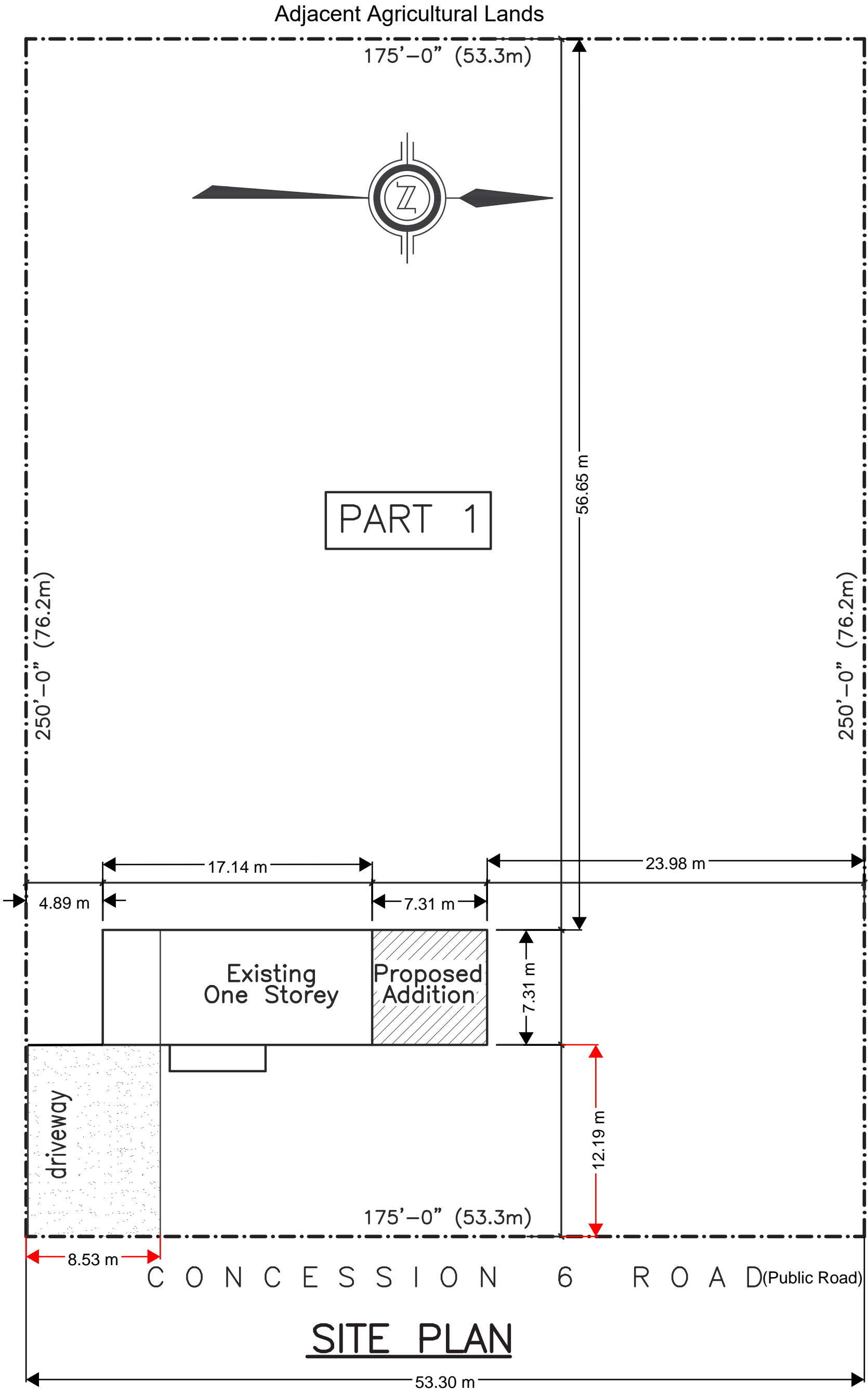
DATED at the Town of Niagara-on-the Lake on June 20, 2025.



Natalie Thomson, Secretary Treasurer

## **Schedule A**

- 1.1.1 That the owner/applicant complete and submit the Tree Declaration Form to the Town's Urban Forestry Officer, with regard to the potential boundary trees;
- 1.1.2 That the owner/applicant submit a written undertaking to confirm that the proposed addition does not exceed 3 bedrooms, the living space will remain at 131 square metres, and the plumbing fixture unit count is no higher than 16.5, to the satisfaction of the Town and Region.



K & C RESIDENTIAL  
DESIGN INC.  
(905) 938-2173

PROPOSED ADDITION FOR:

DAN TISSEN

1500 CONCESSION 6 ROAD

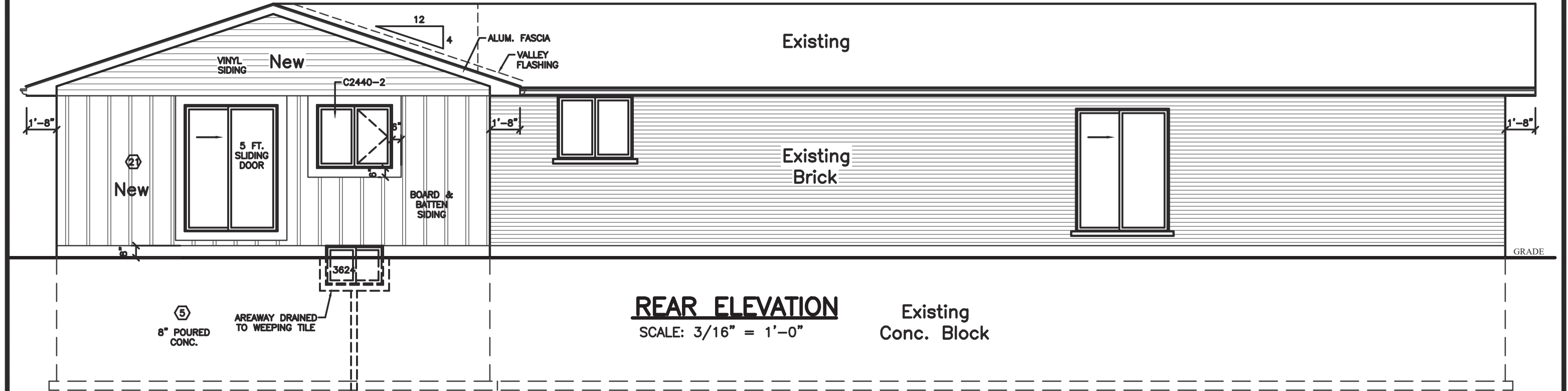
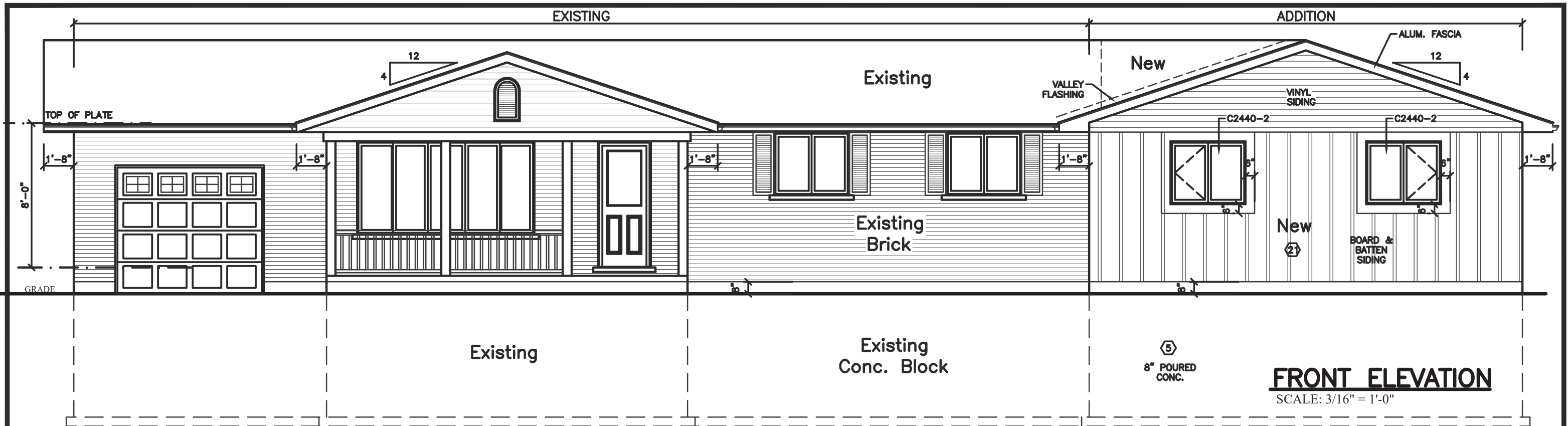
NIAGARA ON THE LAKE

Revised May 7/25

FEB. 18/25

SHEET NO. 1 OF 6

SITE PLAN



CONSTRUCTION TO  
CONFORM TO SB-12  
COMPLIANCE PACKAGE 'A1'  
TABLE 3.1.1.2.A(IP) - ZONE 1

ALL CONSTRUCTION SHALL  
CONFORM TO  
PART 9 OF THE 2024  
ONTARIO BUILDING CODE

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.	
QUALIFICATION INFORMATION	
Required unless design is exempt under 2.17.5.1 of the building code	
DAN KEITH	22057
NAME	SIGNATURE
REGISTRATION INFORMATION	
Required unless design is exempt under 2.17.4.1 of the building code	
K & C RESIDENTIAL DESIGN INC.	28294
FIRM NAME	BCIN

PROPOSED ADDITION FOR: **DAN TISSEN**

**1500 CONCESSION 6 ROAD**

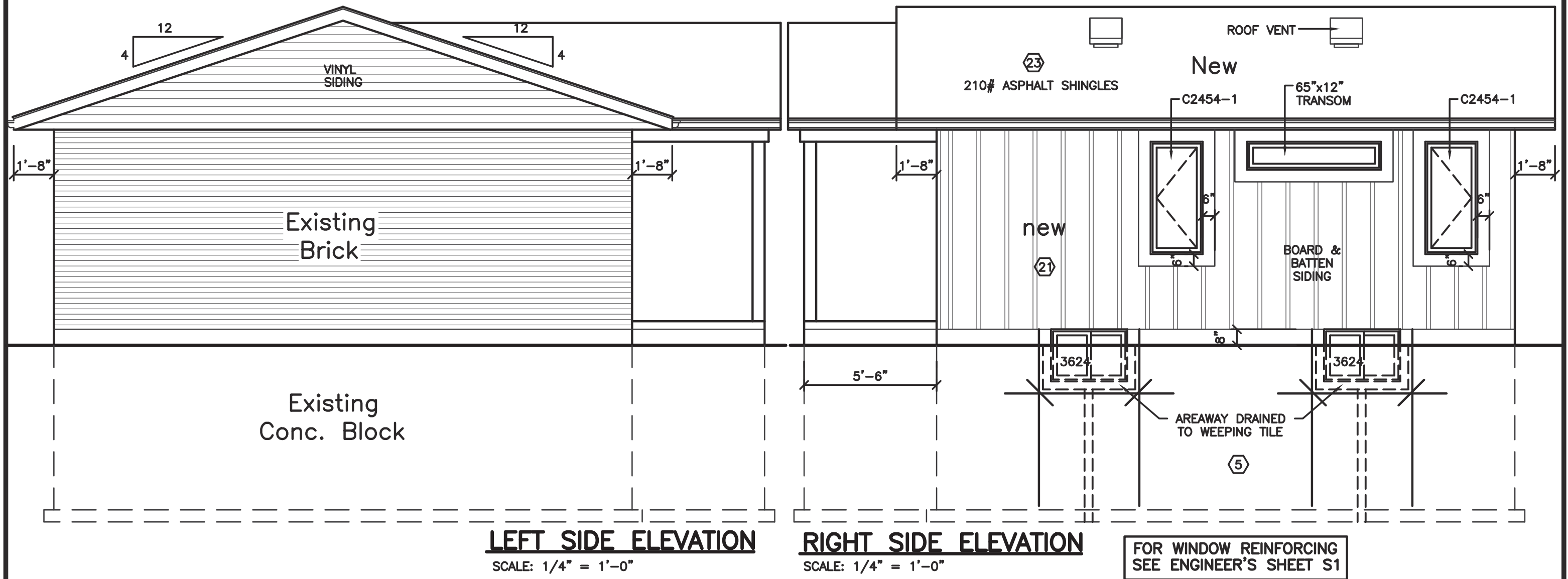
**NIAGARA ON THE LAKE**

FEB. 18/25

SHEET NO. 2 OF 6

ELEVATIONS

**K & C RESIDENTIAL  
DESIGN INC.**  
(905) 938-2173



CONSTRUCTION TO  
CONFORM TO SB-12  
COMPLIANCE PACKAGE 'A1'  
TABLE 3.1.1.2.A(IP) - ZONE 1

ALL CONSTRUCTION SHALL CONFORM TO  
PART 9 OF THE 2024 ONTARIO BUILDING CODE  
INCLUDING THE LATEST AMENDMENTS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under 2.17.5.1 of the building code

DAN KEITH 22057  
NAME SIGNATURE BCIN

REGISTRATION INFORMATION  
Required unless design is exempt under 2.17.4.1 of the building code

K & C RESIDENTIAL DESIGN INC. 28294  
FIRM NAME BCIN

PROPOSED ADDITION FOR:

**DAN TISSEN**

**1500 CONCESSION 6 ROAD**

**NIAGARA ON THE LAKE**

FEB. 18/25

SHEET NO. 3 OF 6

ELEVATIONS

**K & C RESIDENTIAL  
DESIGN INC.**  
(905) 938-2173