

In the matter of the Planning Act, R.S.O. 190, c. P.13, s. 45:

DECISION: File No. Minor Variance A-13/25 – 796 East and West Line
Assessment Roll No. 2627020009148000000

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

Minor Variance Application A-13/25 is made to facilitate the construction of a second-storey addition and uncovered balcony area to the existing dwelling and requests relief as follows:

1. Minimum front yard setback from 15.24 metres, as required in the Zoning By-law, to 9.72 metres for the proposed second storey addition; and
2. Maximum front yard encroachment for an unenclosed and uncovered balcony from 1.5 metres, as required in the Zoning By-law, to 4.41 metres.

Decision: Granted.

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: August 21, 2025.

The last date for filing a notice of appeal is September 10, 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:

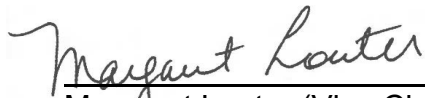
Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022. Planning Act appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a "specified 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 August 21, 2025 to insert electronic signatures of Committee members below;

ABSENT

Steve Bartolini
Committee of Adjustment



Margaret Louter (Vice Chair)
Committee of Adjustment



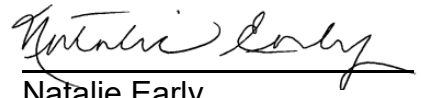
Eric Lehtinen (Chair)
Committee of Adjustment



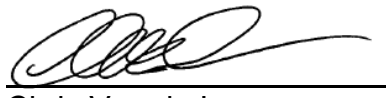
Paul Johnson
Committee of Adjustment

ABSENT

Angelo Miniaci
Committee of Adjustment



Natalie Early
Committee of Adjustment



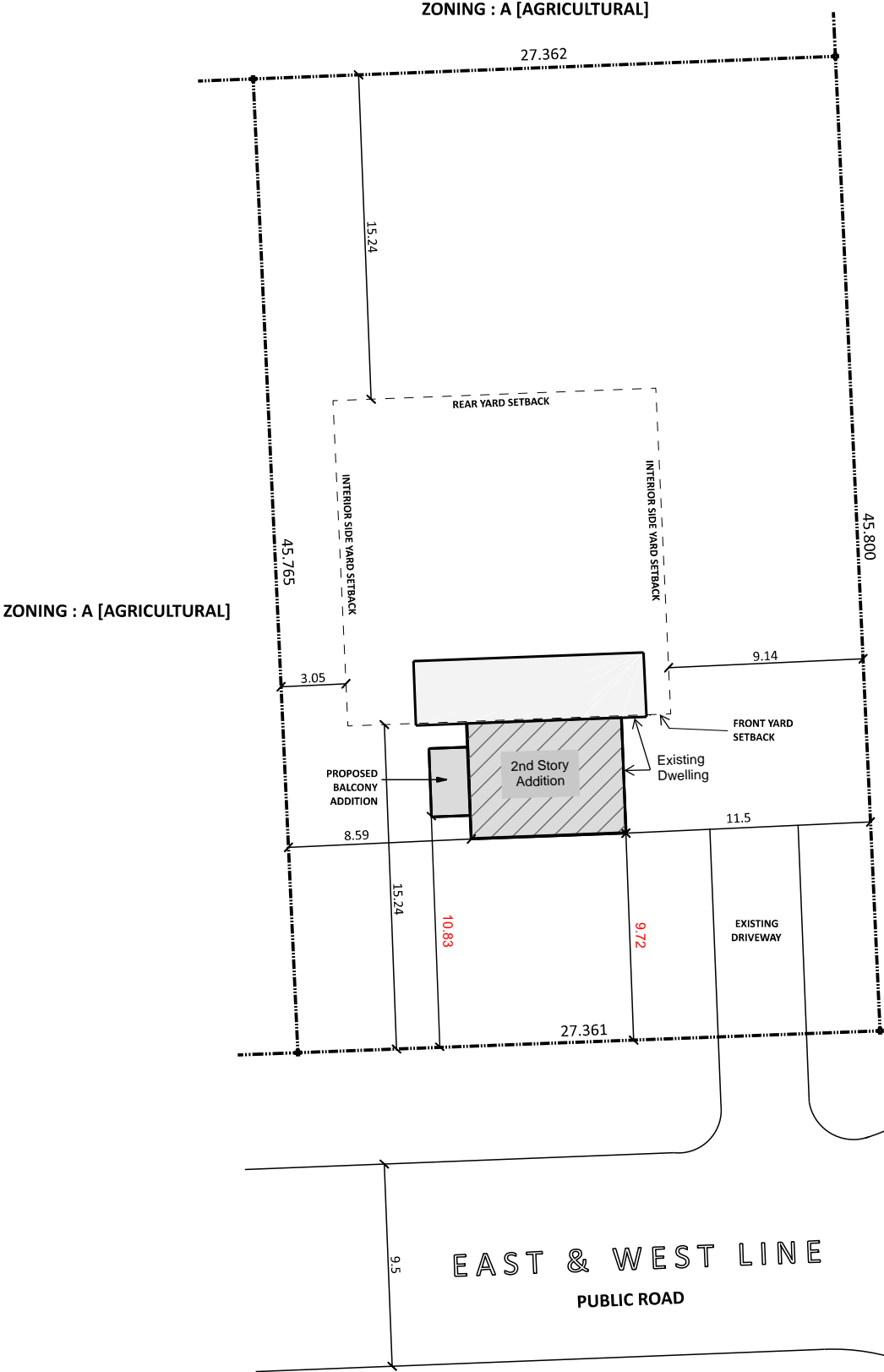
Chris Van de Laar
Committee of Adjustment

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 August 25th, 2025.



Natalie Thomson, Secretary-Treasurer



SITE PLAN
796 EAST & WEST LINE
NIAGARA-ON-THE-LAKE, ON

LOT AREA	= 1,253 SQ. M.
EXISTING LOT COVERAGE	= 72 SQ. M (5.7%)
PROPOSED LOT COVERAGE	= 78 SQ. M. (6.2%)
PROPOSED BUILDING HEIGHT	= 7.87 M.

VDS
ARCHITECTURAL DESIGN
www.vantweldesignstudio.com
905.246.2707

SCALE:	1 : 300
DRAWN BY:	D.V.
REVISION:	PERMIT
DATE:	2025-07-01

LICENSED WITH THE ONTARIO MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING	
NAME:	DUSTIN VANTWEL
BCIN:	107 105
FIRM BCIN:	117 864
SIGNATURE:	

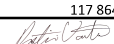
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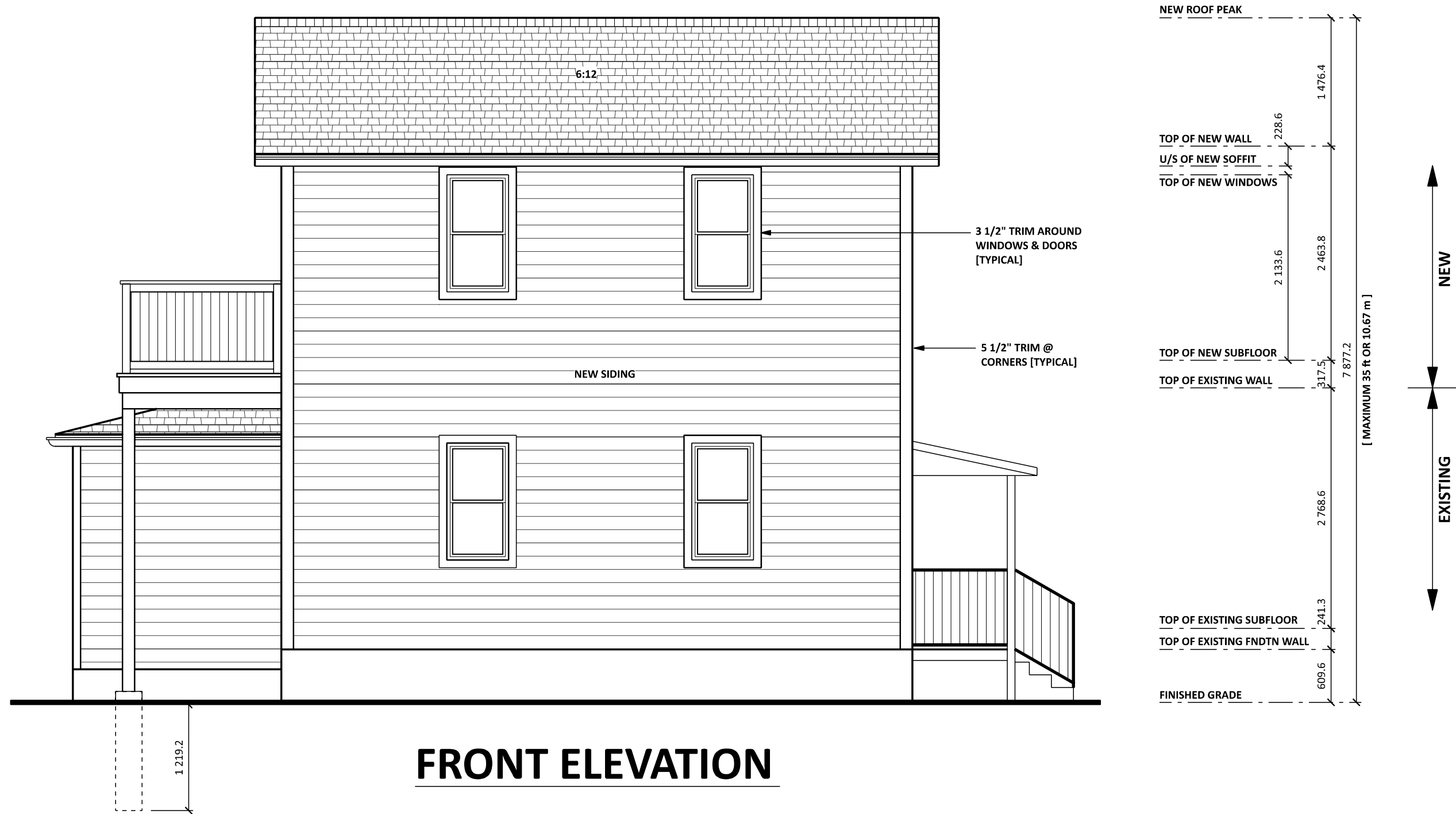


ADDITION/RENOVATION
796 EAST & WEST LINE
NIAGARA-ON-THE-LAKE, ON

EXISTING FLOOR AREA	=	739 SQ. FT.
ADDITION FLOOR AREA	=	426 SQ. FT.
BEDROOMS	=	1
BATHROOMS	=	1

SB-12 PRESCRIPTIVE COMPLIANCE PACKAGE			
ZONE 1 - TABLE 3.1.1.11 (ADDITIONS)			
ELEVATION	WALL AREA	WINDOW AREA	%
FRONT	214.3 SQ. FT.	20.6 SQ. FT.	
LEFT	163.1 SQ. FT.	40.0 SQ. FT.	
REAR	214.3 SQ. FT.	48.0 SQ. FT.	
RIGHT	163.1 SQ. FT.	24.0 SQ. FT.	
TOTAL	754.8 SQ. FT.	132.6 SQ. FT.	17.5 %

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	DATE: 2025-07-01	FIRM BCIN: 117 864		
		SIGNATURE: 		



FRONT ELEVATION

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DATE: 2025-07-01

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BCIN: 107 105

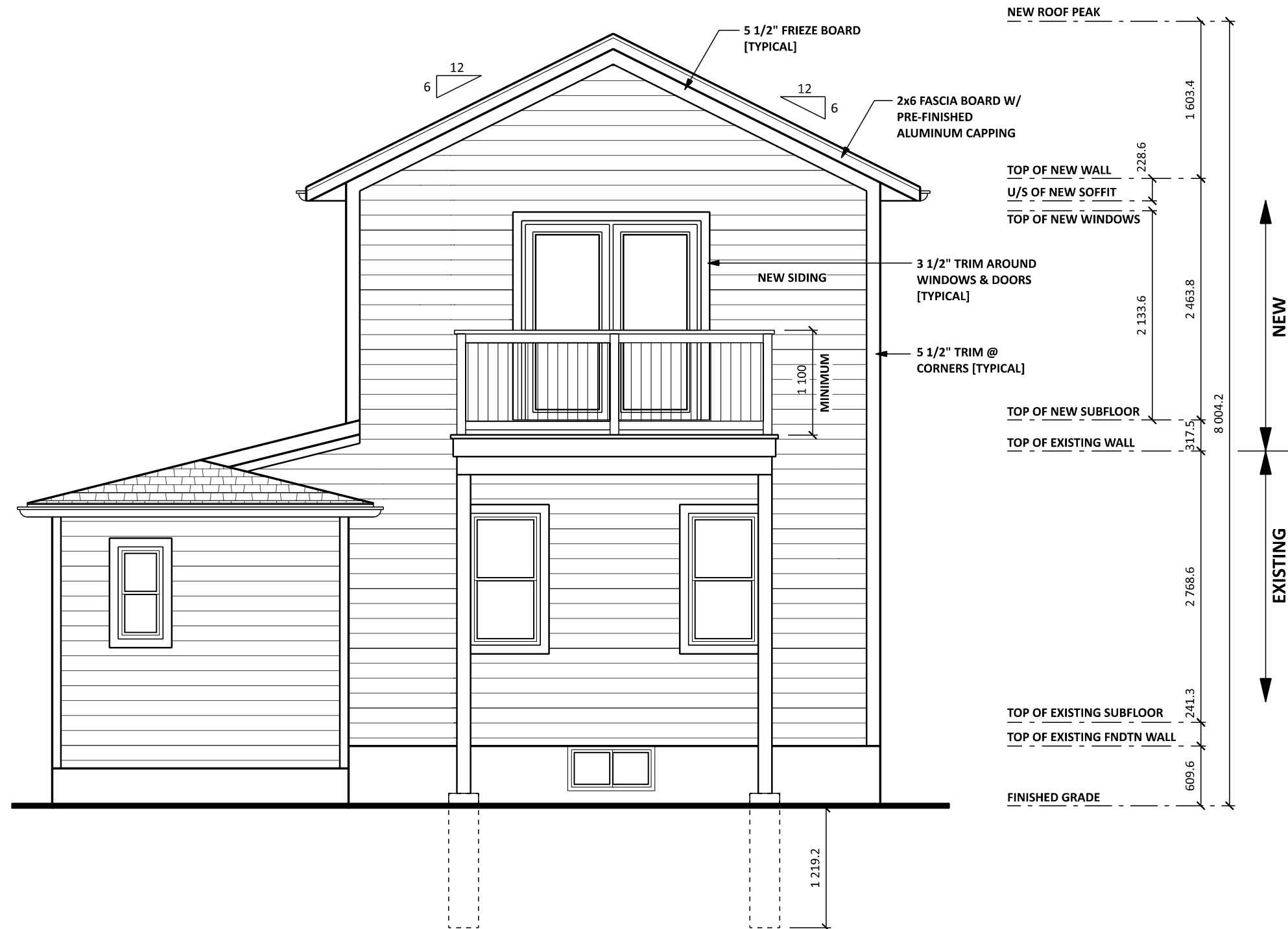
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SIGNATURE:

PROJECT # 2025-011

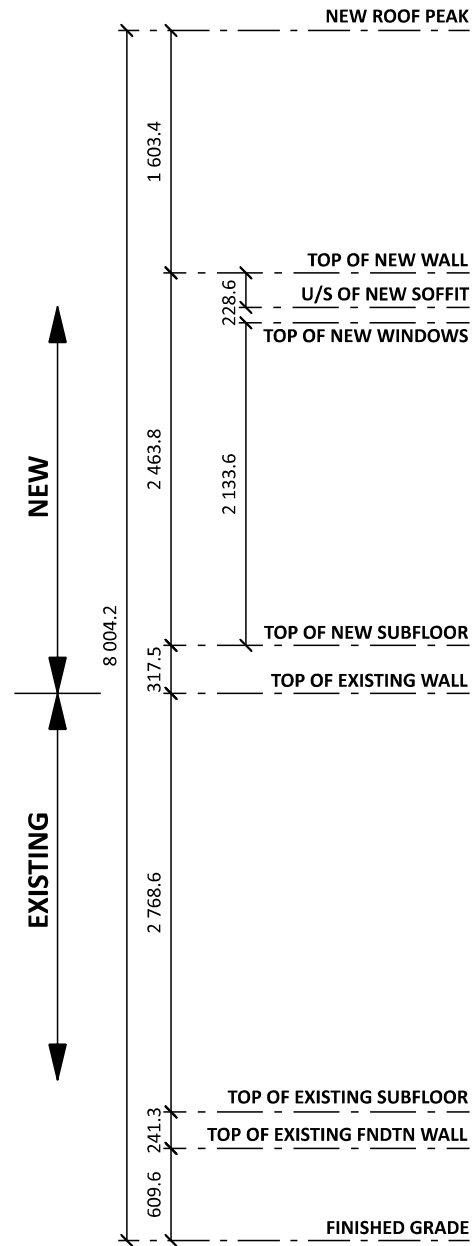
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LEFT ELEVATION

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	DATE: 2025-07-01	FIRM BCIN: 117 864		
		SIGNATURE: <i>Dustin Vantwel</i>		



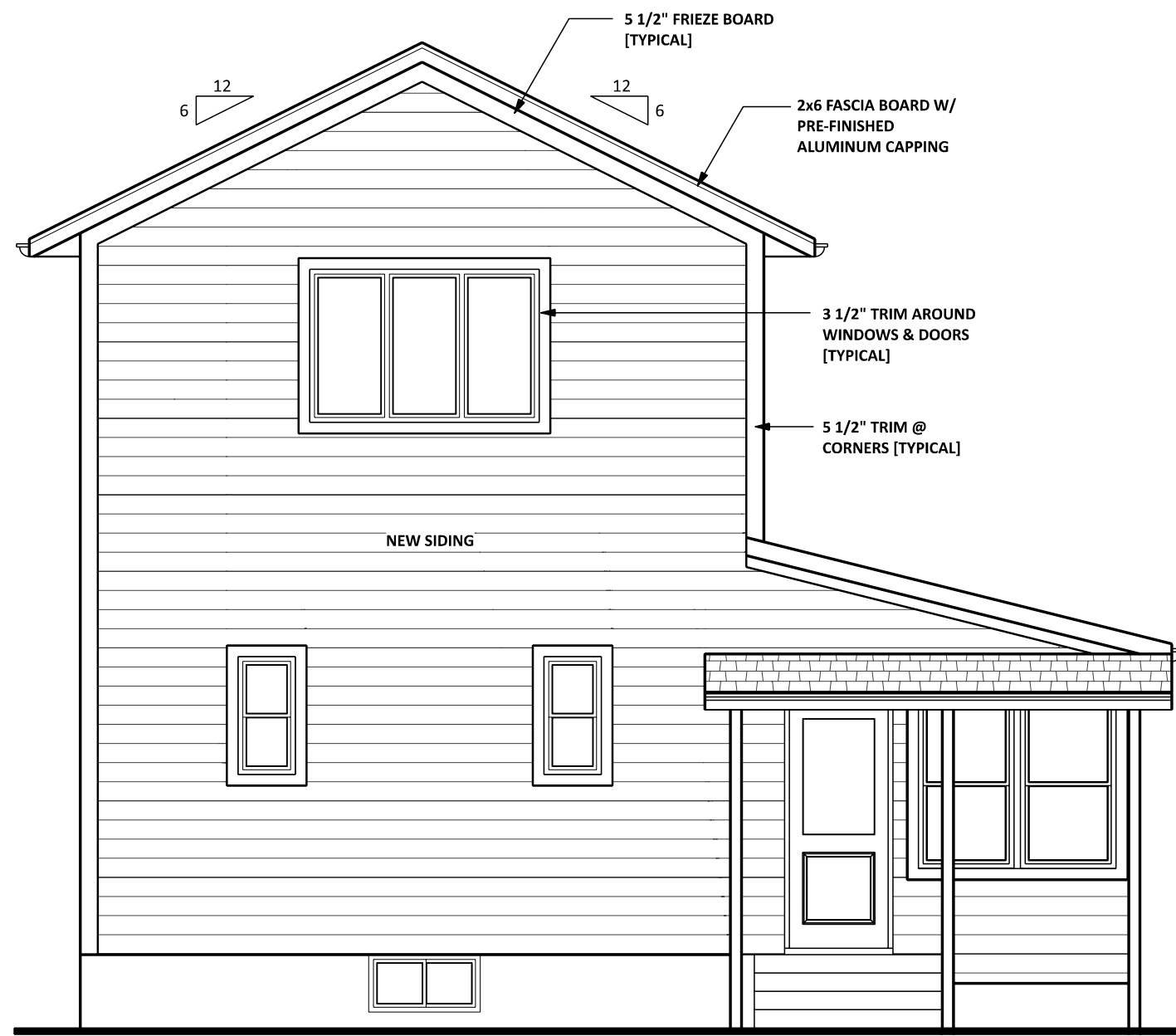
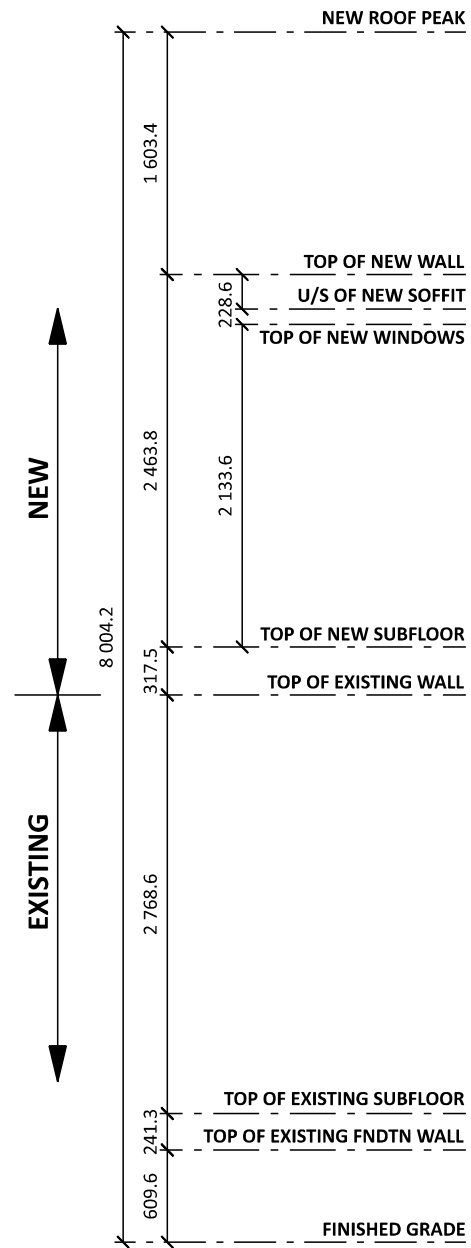
REAR ELEVATION

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DATE: 2025-07-01

LICENSED WITH THE ONTARIO MINISTRY
OF MUNICIPAL AFFAIRS AND HOUSING
NAME: DUSTIN VANTWEL
BCIN: 107 105
FIRM BCIN: 117 864
SIGNATURE: *Dustin Vantwel*

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RIGHT ELEVATION

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