

Brian Ferguson
52 Homestead Drive
Niagara-on-the-Lake, ON
August 23, 2025

Town of Niagara-on-the-Lake – Planning Committee
Niagara-on-the-Lake, ON

**Re: Minor Variance Application – Pool Equipment Setback
52 Homestead Drive**

Dear Committee Members,

I am writing in support of my application for a minor variance related to the location of the mechanical equipment associated with my in-ground swimming pool at **52 Homestead Drive**. The variance requested is to permit the pool equipment and pool heater to remain at their current locations, which are, after a contractor error, set back less than the required 1.5 metres from the rear and interior side lot lines, as outlined in Section 6.1 of Zoning By-law 4316-09.

Relocating the pool equipment to meet the required setback would significantly restrict safe access and circulation around the pool and would significantly impact the usable space in the backyard, impacting both the flow and overall enjoyment of what is already a modest outdoor area. The current placement ensures clear, unobstructed walkways, which is important for both day-to-day use and overall pool safety.


The equipment is modern, runs silently, and does not produce noise or emissions that would impact adjacent properties. There is no safety hazard associated with its location. The rear property line abuts municipal parkland, which is currently undeveloped and without any planting or planned features that would be affected by the equipment. The interior side property is presently vacant; when developed, the equipment will remain screened from view, and there will be no impacts to safety, privacy, or use of that property. In terms of compatibility, the equipment is small in scale, unobtrusive, and screened from view by fencing. As such, it will not detract from the enjoyment, privacy, or character of surrounding land uses. The variance is minor in nature, as it does not change the residential use of the property, does not encroach upon or alter municipal parkland, and poses no negative impacts to current or future neighbouring properties.

For privacy and visual screening, privacy fencing is in place along the property line, which provides an additional measure of mitigation. Should further screening be requested, I am willing to work with the Town to ensure that the placement of the equipment remains compatible with the surrounding environment.

In summary, the request is minor, maintains the intent of the zoning by-law, and does not adversely affect adjacent properties or the character of the neighbourhood. I respectfully request the Committee's approval of this variance.

Thank you for your consideration.

Sincerely,


Brian Ferguson