

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

DECISION: File No. Minor Variance A-19/25 – 638 Queenston Road

Assessment Roll No. 2627020019123100000

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

Minor Variance Application A-19/25 is made to facilitate the construction of a car portico onto the existing single-family dwelling and requests relief as follows:

1. Maximum lot coverage from 15%, as required in the Zoning By-law, to 16% to accommodate the car portico.

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: October 16, 2025.

The last date for filing a notice of appeal is November 5, 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 October 16, 2025 to insert electronic signatures of Committee members below;



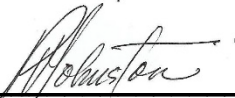
Steve Bartolini
Committee of Adjustment



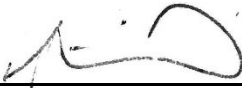
Margaret Louter (Vice Chair)
Committee of Adjustment



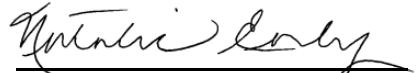
Eric Lehtinen (Chair)
Committee of Adjustment



Paul Johnson
Committee of Adjustment



Angelo Miniaci
Committee of Adjustment



Natalie Early
Committee of Adjustment

ABSENT

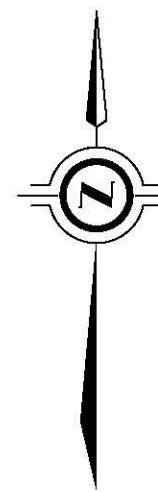
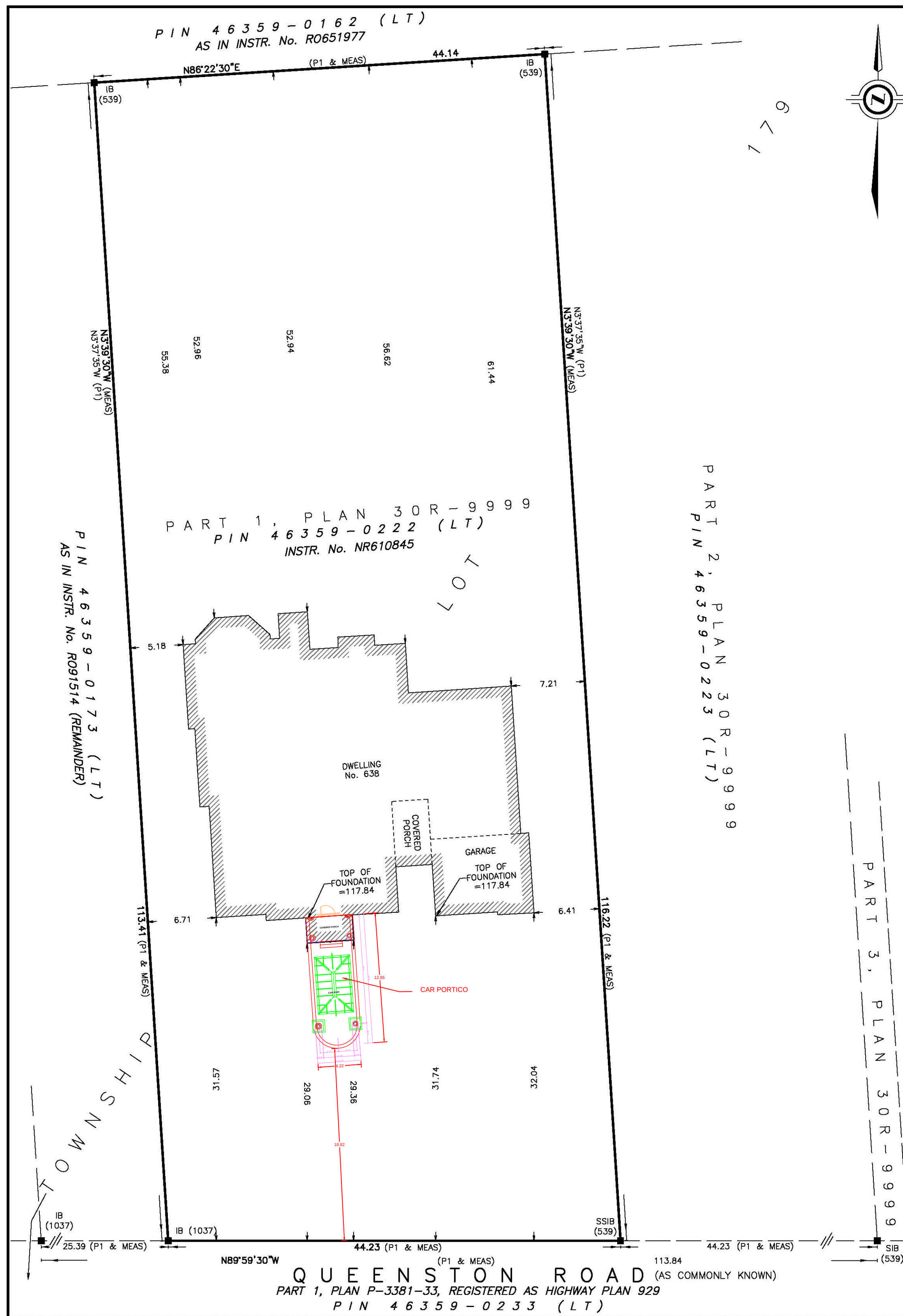
Chris Van de Laar
Committee of Adjustment

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 October 17th, 2025.



Natalie Thomson, Secretary-Treasurer



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
PART OF TOWNSHIP LOT 179

GEOGRAPHIC TOWNSHIP OF NIAGARA
NOW IN THE
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 300



J.D. BARNES LIMITED

© COPYRIGHT 2025

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928:78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOD MODEL HT2.0.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999867.

FOR BEARING COMPARISONS, A ROTATION OF 112°30' COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

PART 2 - SURVEY REPORT

- **DESCRIPTION**
PART OF TOWNSHIP LOT 179, GEOGRAPHIC TOWNSHIP OF NIAGARA (BEING PART 1, PLAN 30R-9999)
- **REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**
NONE
- **BOUNDARY FEATURES**
NONE
- **ZONING COMPLIANCE**
NOT VERIFIED BY THIS SURVEY
- **ADDITIONAL REMARKS**
PLAN PREPARED FOR GATTA HOMES

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
P1	DENOTES	PLAN 30R-9999
MEAS	DENOTES	MEASURED
539	DENOTES	KIRKUP & URE SURVEYING LTD. O.L.S.
1037	DENOTES	B.P. REDEKOPP O.L.S.
—	DENOTES	PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

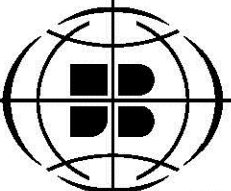
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON NOVEMBER 11, 2024.

FEBRUARY 10, 2025

DATE

Andrew Handspiker
ANDREW HANDSPIKER
ONTARIO LAND SURVEYOR

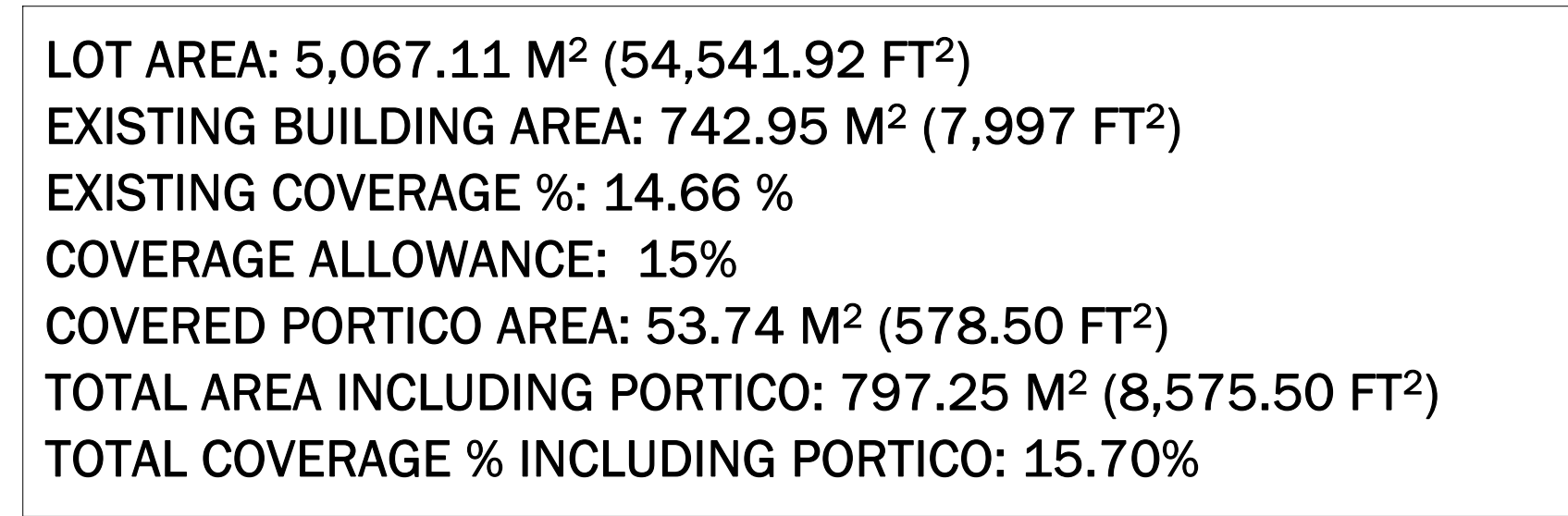
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-86467 AND IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL



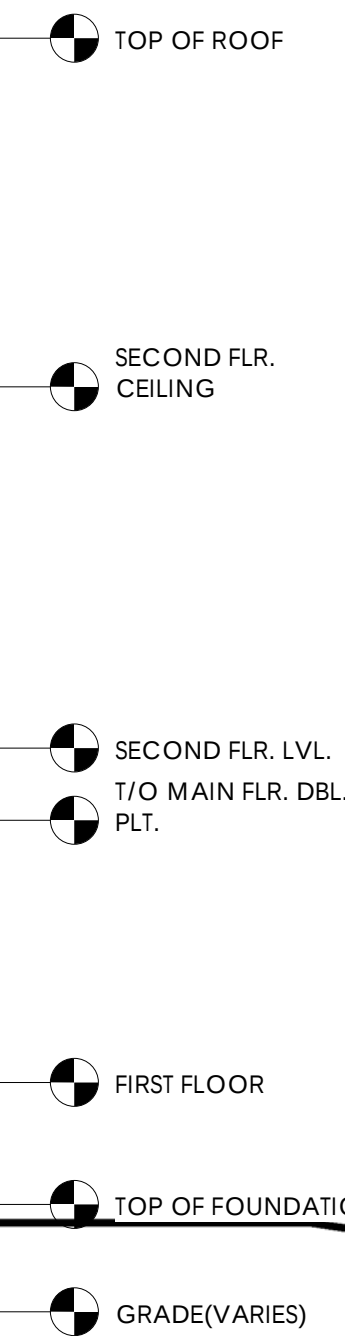
J.D.BARNES
LIMITED
SURVEYING
MAPPING
GIS
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY: JN	CHECKED BY: AH	REFERENCE NO.: 24-16-126-00
-----------------	-------------------	--------------------------------

FILE: G:\PROJECTS\24-16-126\00 - 24-16-126\Drawing\24-16-126-00 SRPR.dwg
PLOT DATE: 2/11/2025 8:29 AM



PORTICO PLAN VIEW



PORTICO FRONT ELEVATION

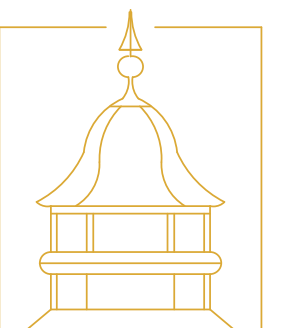
ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED, ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

[illegible]

COMMISSION:

KALRA RESIDENCE

638 Queenston Road,
NOTL, ON

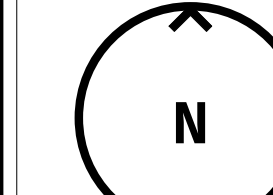


GATTA HOMES

SHEET TITLE:

PORTICO PLAN & FRONT ELEVATION

NOTE : This drawing is strictly the property of Gatta Homes Inc., and shall not be reproduced or used without the express permission of Gatta Homes Inc.

NAME.: KEKOD GATTA SIGNATURE: _____ BOIN #.: SISG		PROJECT 	
DRAWN BY: CHECKED BY: SISG DATE ISSUED: 2025-08-13 PROJECT No.: 638		DRAWING No.: A15	

