

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

DECISION: File No. Minor Variance A-22/25 – 130 Front Street
Assessment Roll No. 2627010004002000000

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

Minor Variance Application A-22/25 is made to facilitate the construction of a detached accessory structure to accommodate a garage and a second storey Additional Dwelling Unit and requests relief as follows:

1. Maximum height of an accessory structure from 6.0 meters, as required in the Zoning By-law, to 6.4 meters.

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>

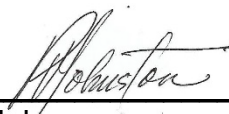
Consent was obtained by the Secretary Treasurer on October 16, 2025 to insert electronic signatures of Committee members below;

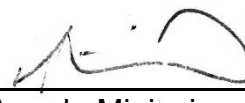
CONFLICT

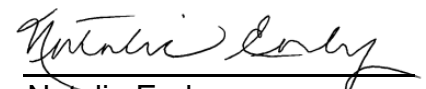
Steve Bartolini
Committee of Adjustment


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

PLAN OF SURVEY SHOWING TOPOGRAPHICAL INFORMATION
PART OF LOT 11, REGISTERED PLAN TP-86
GEOGRAPHIC TOWN OF NIAGARA
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1: 200
RASCH & HYDE LTD.
ONTARIO LAND SURVEYORS

AS CONSTRUCTED GRADING

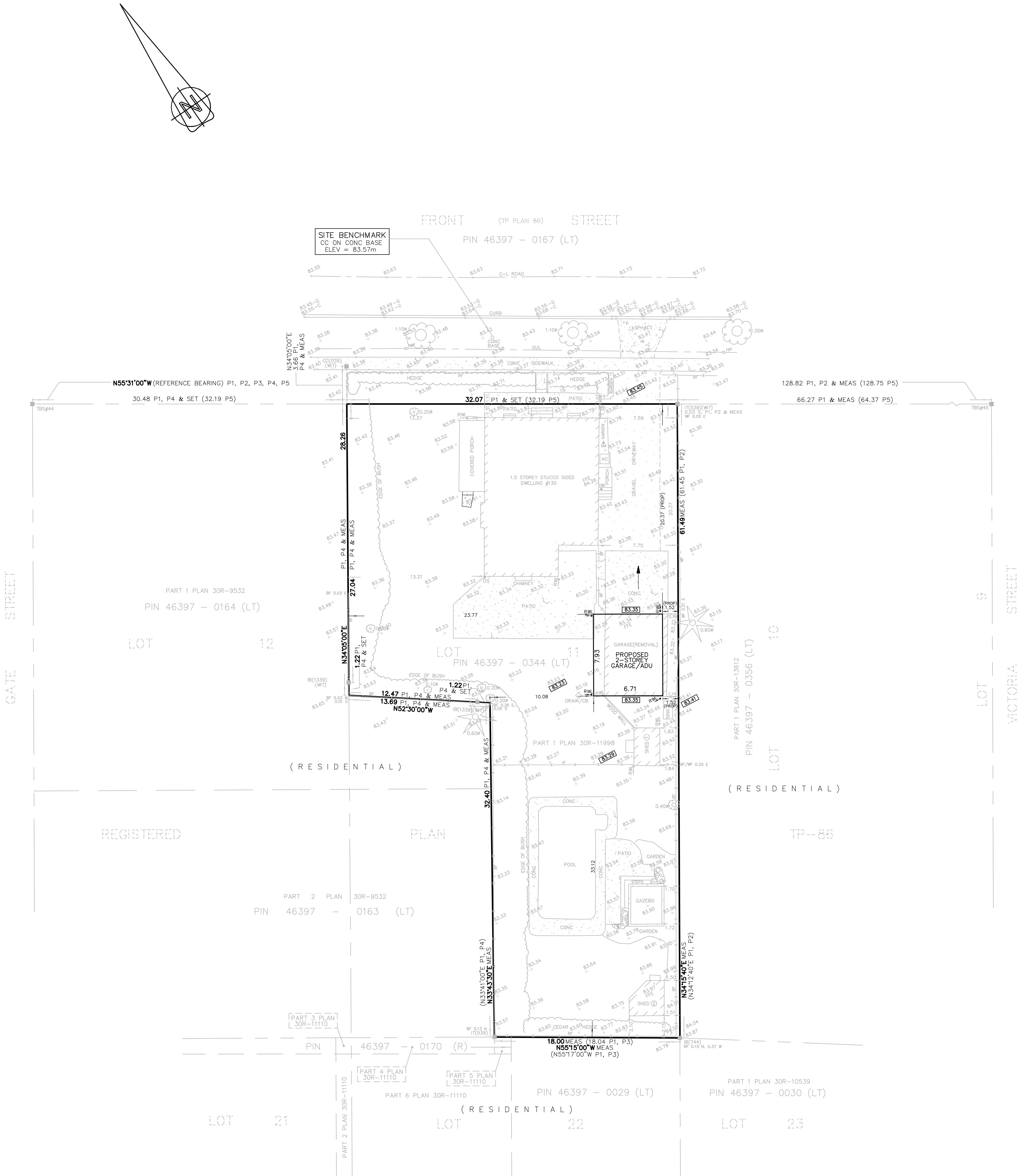
I HEREBY CERTIFY THAT I HAVE TAKEN THE
FINISHED ELEVATIONS SHOWN () WITH
RESPECT TO THE GRADING OF THIS LOT.
FURTHER, I HEREBY CERTIFY THAT THE LOT GRADING
AS CONSTRUCTED SATISFIES THE OBJECTIVES OF THE
MUNICIPALITY.

DATE LEVELS TAKEN _____
NAME _____
SIGNATURE _____
DATE _____
ACCEPTED BY MUNICIPALITY _____
DATE _____

PROPOSED GRADING

I HEREBY CERTIFY THAT THE PROPOSED BUILDING WILL
BE COMPATIBLE WITH THE PROPOSED GRADING AND THE
OBJECTIVES OF THE LOT GRADING AND DRAINAGE POLICY.
FURTHER, I CERTIFY THAT THE EXISTING DRAINAGE
ONTO THIS PROPERTY HAS BEEN ACCOMMODATED AND
THAT ALL DRAINAGE SHALL BE DIRECTED TO AN
ACCEPTABLE OUTLET.

DATE LEVELS TAKEN OCTOBER 10, 2024
NAME HAROLD D. HYDE O.L.S.
SIGNATURE *Harold Hyde*
DATE AUGUST 26, 2025
ACCEPTED BY MUNICIPALITY _____
DATE _____



LEGEND & NOTES

- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
 - SSIB DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
 - IB DENOTES IRON BAR (15mmX15mmX60cm)
 - IB# DENOTES ROUND IRON BAR (20mm DIA X 60cm)
 - CC DENOTES CUT CROSS
 - CM DENOTES CONCRETE MONUMENT
 - CP DENOTES CONCRETE PIN
 - PB DENOTES PLASTIC BAR
 - TBS DENOTES TOWN BOUNDARY STONE
 - WT DENOTES WITNESS
 - OU DENOTES ORIGIN UNKNOWN
 - PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - (539) DENOTES D. G. URE O.L.S.
 - (744) DENOTES MATTHEWS, CAMERON, HEYWOOD-KERRY T. HOWE SURVEYING LIMITED
 - (1339) DENOTES W. A. MASCOE O.L.S.
 - P1 DENOTES PLAN 30R-11998
 - P2 DENOTES PLAN 30R-13612
 - P3 DENOTES PLAN 30R-10539
 - P4 DENOTES PLAN 30R-9532
 - P5 DENOTES TP PLAN 86
 - AC DENOTES AIR CONDITIONER
 - BF DENOTES BOARD FENCE
 - CS DENOTES CURB STOP
 - C-L DENOTES CENTRELINE
 - EP DENOTES EDGE OF PAVEMENT
 - FFE DENOTES FINISHED FLOOR ELEVATION
 - GM DENOTES GAS METER
 - HM DENOTES HYDRO METER
 - HP DENOTES HYDRO/UTILITY POLE
 - IF DENOTES IRON FENCE
 - OUL DENOTES OVERHEAD HYDRO/UTILITY POLE LINE
 - PF DENOTES PICKET FENCE
 - WF DENOTES WIRE FENCE
 - * DENOTES CONIFEROUS TREE (CANOPY NOT TO SCALE)
 - DENOTES DECIDUOUS TREE (CANOPY NOT TO SCALE)
 - 100.00 DENOTES EXISTING GROUND ELEVATION
 - 100.00 DENOTES PROPOSED ELEVATION
 - DENOTES DIRECTION OF DRAINAGE
 - RWL DENOTES RAIN WATER LEADER
- N= NORTH, S= SOUTH, E= EAST, W= WEST

GRADING NOTES

- NO ADVERSE IMPACT ON ADJACENT PROPERTIES
- MATCH EXISTING @ PROPERTY LINES
- MAINTAIN EXISTING DRAINAGE PATTERN

LOT COVERAGE INFORMATION

TOTAL LOT AREA:	1512.3 s.m.
EXISTING HOUSE:	159.4 s.m. (10.5%)
EXISTING COVERED PORCH:	16.9 s.m. (1.1%)
EXISTING GARAGE:	48.5 s.m. (3.2%) (REMOVAL)
EXISTING SHED ①:	9.2 s.m. (0.6%)
EXISTING SHED ②:	10.2 s.m. (0.7%)
EXISTING GAZEBO:	11.0 s.m. (0.7%)
PROPOSED GARAGE/ADU:	53.1 s.m. (3.5%)

ELEVATION NOTE

ELEVATIONS ARE GEODETIC, DERIVED BY GPS OBSERVATIONS, REFERRED TO GEODETIC SURVEY OF CANADA BENCHMARK 0011963U3533 HAVING AN ELEVATION OF 91.861m (CGVD28:78)

LOCATION : VIRGIL PUBLIC SCHOOL ON THE SOUTHEAST CORNER OF THE INTERSECTION OF CREEK ROAD WITH FIELD ROAD, 0.3 KM NORTH ON CREEK ROAD FROM NIAGARA STONE ROAD, TABLET IN NORTH SIDE CONCRETE FOUNDATION WALL OF ENCLOSURE AROUND THE 'GIRLS ENTRANCE' OF THE NEW PORTION OF BUILDING, 91 CM EAST OF NORTHWEST CORNER, 10 CM BELOW SIDING.

ALL FUTURE GRADE WORK ON SITE TO BE BASED ON SITE BENCHMARK.
ANY ELEVATION DISCREPANCIES TO BE REPORTED TO RASCH & HYDE LTD.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF FRONT STREET AS SHOWN ON PLAN 30R-11998 HAVING A BEARING OF N55°31'00"W.

BEARING ROTATION

FOR BEARING COMPARISONS, THE ASTRONOMIC BEARINGS ON P2 HAVE BEEN ROTATED 00°01'20" COUNTER-CLOCKWISE
THE ASTRONOMIC BEARINGS ON P3, P4 AND P5 HAVE NOT BEEN ROTATED.

METRIC NOTE

DISTANCES and ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 10th DAY OF OCTOBER 2024.

NOVEMBER 22, 2024
DATE
HAROLD D. HYDE
ONTARIO LAND SURVEYOR

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RASCH + HYDE LTD.
Ontario Land Surveyors

P.O. Box 6, 1333 Highway #3 East, Unit B
DUNNVILLE, ONT. N1A 2X1
DUNNVILLE: 905-774-7188 FORT ERIE: 905-871-9757
(FAX 905-774-4000)

HAROLD D. HYDE O.L.S.

SCALE 1 : 200 | SURVEY : 24F071 | DRWN BY : T. Matheson

130 Front - ADU Concept Design Drawings & General Specifications



Prepared for: David & Dinah Sanderson

Date: May 28, 2025

By:

**NORTHWIND
DESIGN**



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130 Front Street, Niagara-On-The-Lake, ON

A-5

Scale 1 : 50

