

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

DECISION: File No. Minor Variance A-24/25 – 240 Gate Street
Assessment Roll No. 2627010004183010000

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

Minor Variance Application A-24/25 is made to facilitate proposed additions to the existing single-detached dwelling and requests relief as follows:

1. Maximum lot coverage from 35%, as required in the Zoning By-law, to 40 % to accommodate the proposed additions;
2. Minimum rear yard setback from 7.5 metres, as required in the Zoning By-law, to 6.6 metres for the proposed two-storey addition (south of the existing dwelling);
3. Minimum interior side yard setback from 1.2 metres, as required in the Zoning By-law, to 1.0 metres for the proposed one-storey attached garage addition (north of the existing dwelling); and
4. Minimum interior side yard setback from 1.2 metres, as required in the Zoning By-law, to 1.0 metres for the proposed two-storey addition (south of the existing dwelling).

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: February 19, 2026.

The last date for filing a notice of appeal is March 11, 2026.

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:

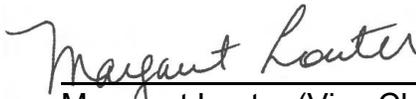
Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022. Planning Act appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified 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 February 19, 2026 to insert electronic signatures of Committee members below;



Steve Bartolini
Committee of Adjustment



Margaret Louter (Vice Chair)
Committee of Adjustment

ABSENT

Eric Lehtinen (Chair)
Committee of Adjustment

Paul Johnson
Committee of Adjustment



Angelo Miniaci
Committee of Adjustment

ABSENT

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 February 20, 2026.



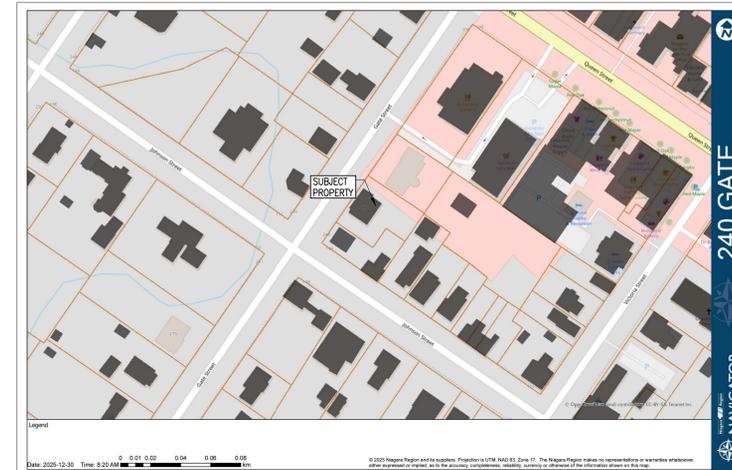
Natalie Thomson, Secretary-Treasurer

Zoning Analysis - Established Residential (ER)

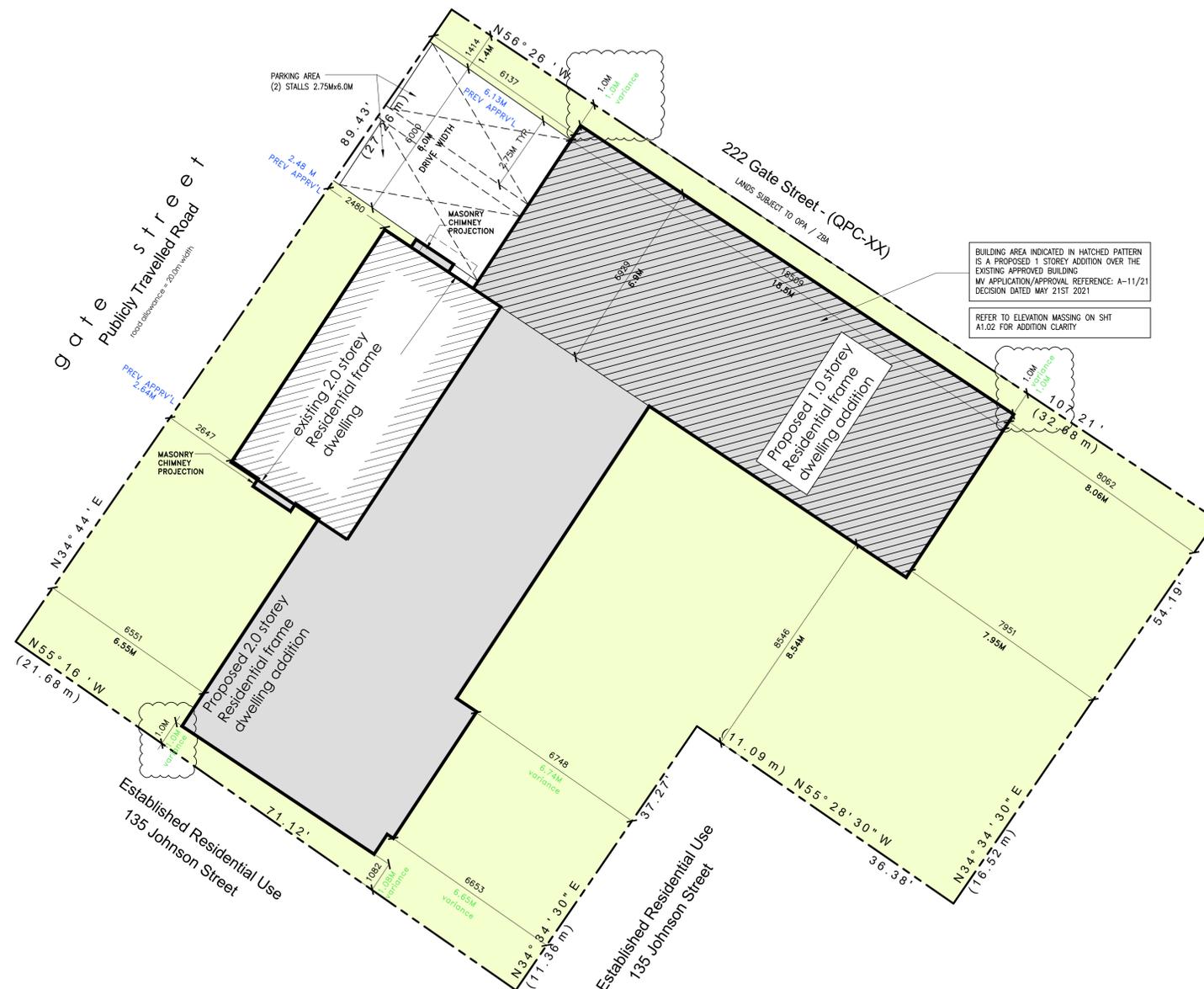
Requirement	Allowable	Existing	Proposed
Lot area	776.58m ²	776.58m ²	776.58m ²
Front Yard Setback			
Existing Dwelling	7.50m	2.48m	2.48m Previously varied
North addition (Garage)	7.50m	6.13m	6.13m Previously varied
South addition (Residence)	7.50m	-	6.55m
Uncovered+Unenclosed porch	1.5m projection	-	-
Proposed Porch "A" (Existing Dwelling)			N/A - REMOVED
Proposed Porch "B" (South Addition)			N/A - REMOVED
Rear Yard Setback	7.50m	20.13m	6.65m
Side Yard Setbacks			
North	1.22m	8.10m	1.0m
South	1.22m	7.54m	1.0m
Building Height	10.0m	6.77m	7.76m

building information

Building Area (total new+existing)		310.63m ²
Building Coverage	33%	40%
GFA VALUES		
Existing Building		170.20m ²
New Building		
Ground Level		263.15m ²
Upper Level		246.23m ²
Total		509.38m ²



Location Plan
SCALE NTS



Site Plan

SCALE 1:100 metric

NOTE: INFORMATION FOR THIS SITE PLAN SKETCH WAS OBTAINED FROM OWNER INFORMATION ONLY - THIS IS NOT A PLAN OF SURVEY

Site Information

zoning classification - established residential

	IMPERIAL	METRIC
SITE AREA	8359.14 SF	776.58 M ²
TOTAL EXISTING BUILDING AREA	3323.35 SF	308.75 M ²
TOTAL EX. BUILDING AREA (COV'D)	39.7 (VARIANCE)	39.7 (VARIANCE)
% COVERAGE		
LANDSCAPED OPEN SPACE CALCULATIONS		
TOTAL EX. BUILDING AREA (COV'D)	3323.35 SF	308.75 M ²
TOTAL PROPOSED PARKING SURFACE AREA	403.53 SF	37.49 M ²
LANDSCAPE OPEN SPACE	3726.88 SF	346.24 M ²
	55.1% < 30%	

240 Gate Street



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notes

drawing

Site Plan

disclaimer

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date of issues and revisions

A - ISSUED FOR MINOR VARIANCE APPLICATION
DECEMBER 18 2025 - AAH
B - INFORMATION ADDED, ADDRESSING EMAIL OF Connor MacIsaac (planning) 23 Dec 2025
C - SIDE YARD SETBACKS REVISED TO 1.0M FROM .91M ADDRESSING PLANNING COMMENTS FEB. 4 2026

drawn drawing no.

reviewed

A1.0

plot C

2025-72

240 Gate Street



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notes



South (Rear View) Elevation - facing rear yard

SCALE 1:75 Metric



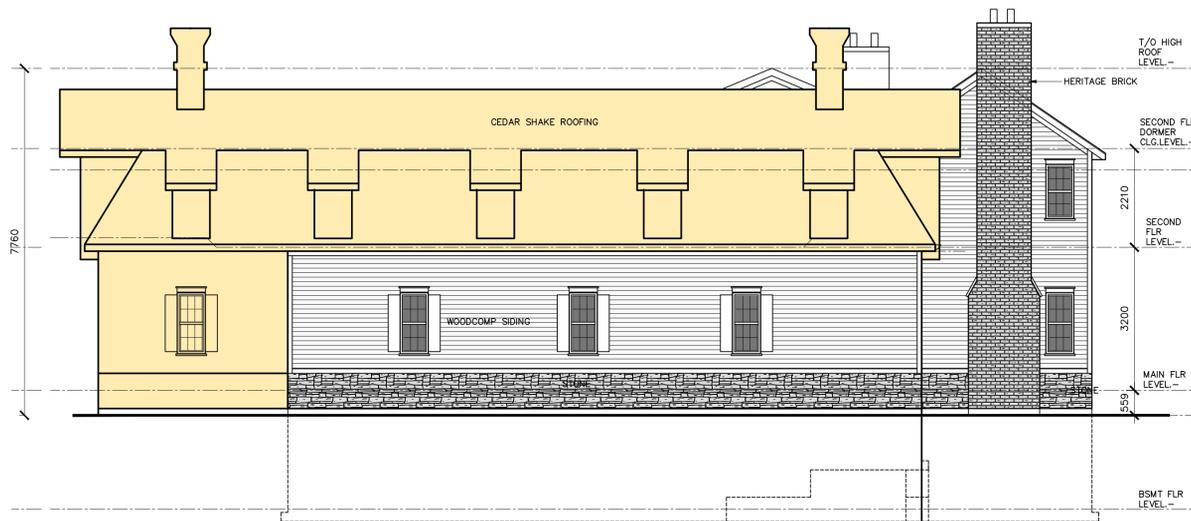
West (Right side View) Elevation

SCALE 1:75 Metric



North (Front View) Elevation - facing Gate Street

SCALE 1:75 Metric



East (Left View) Elevation

SCALE 1:75 Metric

drawing
Building Elevations
Addition massing

disclaimer
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drawn drawing no.
reviewed **A1.1**
plot **B** 2025-72