

February 25, 2026
Committee of Adjustment / Planning Department
1593 Four Mile Creek Road
P.O. box 100 Virgil
L0S 1T0

Agent - Clayton Hartwell – Hartwell Building Design Inc
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90 Dorchester Blvd. St.Catharines, Ontario

Owners - John Yeo & Assunta (Sue) Santedicola (Owners)
(345) 925-7161
641 Simcoe Street, NOTL
john@yeo.ky

RE: Application for Minor Variance – 641 Simcoe Street

Dear Members of the Committee,

I am submitting this application for a minor variance for the property at 641 Simcoe Street in Niagara-on-the-lake for an additional 1.5% lot coverage to build a proposed rear 1 storey addition. Zoning By-law allows for 33% lot coverage; we are asking for 34.5% lot coverage to be permitted.

The variance is minor in nature, being an additional 1.5% of lot coverage. The addition meets and exceeds required rear yard setbacks to the addition, deck and stairs. The rear addition will not be visible from the street and considering an existing rear addition will be removed with a slightly larger addition being proposed, the existing addition is currently present and familiar to the neighbours from the rear yard. The addition is generally centered on the lot and not imposing in size or scale.

Thank you for your consideration regarding our application.

Sincerely,



Clayton Hartwell