



Department of Community & Development Services
 1593 Four Mile Creek Road
 P.O. Box 100, Virgil, ON L0S 1T0
 905-468-3266 • Fax: 905-468-0301

www.notl.org

File No:	Date of Receipt:
Town Fee (\$):	Regional Fee (\$):
NPCA Fee (\$):	Other Fee (\$):

(Office Use Only)

Application for Minor Variance, Fence Variance, Sign Variance or Legal Non-Conforming Use Permission

Under the Planning Act, R.S.O. 1990 c. P.13, as amended

A pre-consultation meeting with Community & Development Services Staff is required prior to applying for Minor Variance, Fence Variance, Sign Variance, or Legal Non-Conforming Use Permission.

Please complete all applicable sections of this application. All measurements are to be provided in metric units. The information requested on this application is required to review the proposal. An incomplete application will be returned to the Registered Owner/Authorized Agent. If you have questions regarding the information requested on this application, please contact the Community & Development Services Department.

All information requested on this form is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56. The requested information on this application and all accompanying plans, reports, and information is required in order to process this application and will form part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information. Questions about the collection of information can be made to the Town Clerk.

1. Type of Application			
<input checked="" type="checkbox"/> Minor Variance <input type="checkbox"/> Fence Variance <input type="checkbox"/> Sign Variance <input type="checkbox"/> Legal Non-Conforming Use Permission			
2. Details of the Subject Lands			
Municipal Address 765 Four Mile Creek Road		Assessment Roll Number 262702002011600	
Legal Description PT TWP LOT 83 RP 30R4902;PART 2 PART 3			
Date the subject lands were acquired July 15, 1992	Lot Area (metric) 7.86 ha	Lot Frontage (metric) 243.9 metres	Lot Depth (metric) 443.9 metres
Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable): Easement RO651535			
3. Registered Owner (as shown on the deed and title of the property)			
Name Joseph Pillitteri		Company Name	Municipality Niagara-on-the-Lake
Mailing Address 765 Four Mile Creek Road		Unit Number	Postal Code L0S 1J0
Province ON	Email jd.pillitteri@gmail.com	Telephone	
4. Authorized Agent (if one has been authorized)			
Name Max Fedchyshak		Company Name NPG Planning Solutions	Municipality Niagara Falls
Mailing Address 4999 Victoria Avenue		Unit Number	Postal Code L2E 4C9
Province ON	Email mfedchyshak@npgsolutions.ca	Telephone 289 990 9795	
Contact for all future correspondence (select one): <input type="checkbox"/> Registered Owner <input checked="" type="checkbox"/> Authorized Agent			

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5. Official Plan and Zoning Information

Existing Niagara Regional Official Plan designation(s) of the subject lands: Specialty Crop Area
Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands: Agricultural
Existing Town of Niagara-on-the-Lake Zoning of the subject lands: A - Agriculture

6. Details of the Proposal

Identify the nature and extent of relief from the Zoning By-law, Fence By-law, or Sign By-law: Lot Frontage, Height of Accessory Building
Explain why the proposed use cannot comply with the provisions of the Zoning By-law, Fence By-law, or Sign By-law: See Planning Addendum prepared by NPG Planning Solutions Inc.

7. Existing Buildings, Structures, and Uses

Identify the existing use(s) of the subject lands and the length of time the existing use(s) have continued: Dwelling, garage, shed
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Type of building or structure	Dwelling	Garage	Shed	
Construction date	Prior to 1954	Prior to 1954	Prior to 1954	
Existing use(s)	Dwelling	Accessory Building	Accessory Building	
Time the existing use(s) have continued	Prior to 1954	Prior to 1954	Prior to 1954	
Front yard setback (m)	36.01 m			
Rear yard setback (m)			>10 m	
Side yard setback (m)	8.05 m		12.89 m	
Side yard setback (m)	16.5 m	9.0 m		
Height (m)	2 storey <10m	7.7 m	6.1 m	
Gross floor area (sq m)	384 sqm	224.1 sqm	56.7 sqm	
Lot coverage (sq m)	<0.1%	<0.1%	<0.1%	

8. Proposed Buildings, Structures, and Uses (if applicable)

Identify the proposed use(s) of the subject lands: N/A

Type of building or structure				
Construction date				
Proposed use(s)				
Front yard setback (m)				
Rear yard setback (m)				
Side yard setback (m)				
Side yard setback (m)				
Height (m)				
Gross floor area (sq m)				
Lot coverage (sq m)				

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9. Access (select all that apply)

Identify how the subject lands will be accessed:

- Public road maintained all year
 Niagara River Parkway
 Provincial highway
 Public road maintained seasonally
 Private easement/Right-of-way
 Waterway

If the subject lands will be accessed by a waterway only, identify the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public road:

10. Servicing (select all that apply)

Identify how the subject lands will be serviced:

Water

- Publicly owned and operated piped water system
 Privately owned and operated individual well
 Privately owned and operated communal well
 Lake or other water body
 Other: _____

Sewage Disposal

- Publicly owned and operated sanitary sewage system
 Privately owned and operated individual septic system
 Privately owned and operated communal septic system
 Privy
 Other: _____

Storm Drainage

- Sewers
 Ditches/swales
 Other: _____

11. Sign Details (for Sign Variance only)

Identify the type of work being proposed:

- Erect new sign
 Alter existing sign
 Repair existing sign
 Relocate existing sign
 Add electrical component to existing sign

Identify the material or finish of the proposed sign:

Length of proposed sign (m)		Minimum height above grade (m)	
Height of proposed sign (m)		Maximum height of proposed sign (m)	
Depth of proposed sign (m)		Projection of proposed sign, if applicable (m)	

Identify the type and number of signs to be erected:

Type	No.	Type	No.	Type	No.
<input type="checkbox"/> Awning		<input type="checkbox"/> Banner		<input type="checkbox"/> Canopy	
<input type="checkbox"/> Construction		<input type="checkbox"/> Directional		<input type="checkbox"/> Directory	
<input type="checkbox"/> Ground		<input type="checkbox"/> Mobile		<input type="checkbox"/> Neon (No Flashing)	
<input type="checkbox"/> Pole		<input type="checkbox"/> Projecting		<input type="checkbox"/> Sandwich	
<input type="checkbox"/> Subdivision		<input type="checkbox"/> Window		<input type="checkbox"/> Wall	

12. Previous Applications

Have the subject lands ever been the subject of an application under the *Planning Act, R.S.O. 1990, c. P.13, as amended* for approval of a plan of subdivision or condominium, a consent, a minor variance, a site plan, an official plan amendment, or a zoning by-law amendment? Yes No Unknown

If yes, provide the information requested below for each previous application:

Application Type	File Number	Status of the Application
Consent	B-200/86	Complete
Consent	N/A	Complete

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13. Concurrent Applications		
Application Type	File Number	Status of the Application
Consent	TBD	Submitted

14. Checklist of Requirements for a Complete Application (all boxes must be checked)

The following plans, reports and, information must accompany this application in a digital format (pdf):

- One copy of the Pre-Consultation Agreement;
- All applicable application fees (payable by cheque, cash, or debit);
- A sketch of the subject lands;
- A sketch of the proposed fence/sign, (Fence and Sign Variances only);
- All required plans, reports and, information identified on the Pre-Consultation Agreement;

This application will be circulated to various agencies for review and comment. Where the scope or nature of the application requires input from a large number of agencies, additional copies of this application and accompanying plans, reports, and information may be required.

15. Checklist of Drawing Requirements (all applicable boxes must be checked)

Plans and drawings accompanying this application must show the following information, in metric units:

- North arrow;
- Metric scale;
- The boundaries and dimensions of the subject lands;
- The location, size, type, and setbacks of all existing and proposed buildings and structures on the subject lands;
- Natural and artificial features located within or adjacent to the subject lands, such as buildings, railways, roads/highways, pipelines, watercourses, drainage ditches, top of banks, wetlands, wooded areas, wells, septic tanks, and parking and docking facilities (if access to the subject lands is by waterway only), or any other features that may affect this application in the opinion of the Registered Owner/Authorized Agent;
- The existing use(s) of adjacent lands (for example, residential, agricultural, or commercial);
- The location, width and name any road/highway within or abutting the subject lands, and indicating whether it is an unopened road allowance, a public road, a private road, or a right-of-way; and
- The location and nature of any easement affecting the subject lands (if applicable).

Community & Development Services Staff may request that additional information be provided in the plans and drawings that accompany this application, based on the scope and nature of the proposal.

16. Plans, Reports, and Information Submitted with this Application

Identify all plans, reports, and information submitted with this application:

No.	Title	Date	Author
1	Planning Justification Brief	February 2026	NPG Planning Solutions Inc.
2	Consent Sketch	February 2026	Richard Larocque OLS
3			
4			
5			
6			

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17. Acknowledgement and Agreement of Registered Owner

I, Joseph Pillitteri AM THE REGISTERED OWNER OF THE SUBJECT LANDS AND
(Name of Registered Owner/Company)

I ACKNOWLEDGE AND AGREE that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

I ACKNOWLEDGE AND AGREE that the Town of Niagara-on-the-Lake, its employees and agents may enter onto my property to view, photograph and survey my property as necessary for this application.

I ACKNOWLEDGE AND AGREE that all costs of processing this application shall be paid for by the Registered Owner. The Registered Owner shall reimburse the Town of Niagara-on-the-Lake, upon demand, for all costs incurred by the Town of Niagara-on-the-Lake in respect of this application. Without limiting the foregoing, the Registered Owner acknowledges and agrees to pay such expenses regardless of whether or not this application is approved or proceeded with and are not refundable. If costs are not paid by the due date imposed by the Town of Niagara-on-the-Lake, the Registered Owner understands and acknowledges that the costs will be added to the tax bill of the subject lands and collected in like manner as property taxes.

Signed by:


(Signature of Registered Owner)

2/26/2026

(Date)

18. Authorization of Registered Owner

If this application is being submitted by an Authorized Agent, the Registered Owner of the subject lands must complete this section. If there is more than one Registered Owner, a separate authorization from each individual or corporation is required. An additional copy of this page must be attached for each Registered Owner.

I, Joseph Pillitteri AM THE REGISTERED OWNER OF THE SUBJECT LANDS
(Name of Registered Owner/Company)

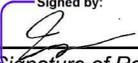
AND HEREBY AUTHORIZE Max Fedchyshak/NPG Planning Solutions Inc.
(Name of Authorized Agent/Company)

TO SUBMIT THIS APPLICATION to the Town of Niagara-on-the-Lake, appear on my behalf at any hearing(s) of this application, and provide any information or material required by the Town of Niagara-on-the-Lake relevant to this application.

I UNDERSTAND that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

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Signed by:


(Signature of Registered Owner)

2/26/2026

(Date)

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19. Sworn Declaration

I, Max Fedchyshak/NPG Planning Solutions Inc. OF THE City of St Catharines
(Name of Registered Owner/Company or Authorized Agent/Company) (Name of City, Town, Township, etc.)

IN THE Region of Niagara
(Name of Regional Municipality or Province)

DO SOLEMNLY DECLARE that the information contained in this application and that the information contained in the documents that accompany this application is true and complete.

Declared before me in City of Toronto in the Province of Ontario
(Name of City, Town, Township, etc.) (Name of Regional Municipality or Province)

on this 27th day of February, 2026.
(Month) (Year)


(Signature of Registered Owner/Authorized Agent)


Lichheng Lim,
A Commissioner, etc.,
Province of Ontario,
For NPG Planning Solutions Inc.
Expires February 19, 2028
(Signature of Commissioner of Oath)

THIS APPLICATION MUST BE SUBMITTED TO:

Town of Niagara-on-the-Lake
Community & Development Services
1593 Four Mile Creek Road
PO Box 100
Virgil, ON L0S 1T0

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