

**DECISION:** File No. Minor Variance A-01/26 – 513 Gate Street  
**Assessment Roll No. 2627010004204050000**

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

Fence Variance Application FV-01/26 is made to facilitate the construction of a fence and requests relief as follows:

1. Maximum height of a fence in a front yard from 1.0 metres, as required in the Fence By-law, to 1.52 metres for the proposed fence.

**Decision: Granted.**

**Reasons:** The Committee of Adjustment considered the oral and written submissions and agrees with the fence 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: March 19, 2026.**

**The last date for filing a notice of appeal is April 8, 2026.**

The right to appeal a Committee of Adjustment decision on a fence variance is exercised by:

1. Giving the Clerk's Department written notice of appeal that includes particulars of all grounds upon which the appeal is made; and by
2. Paying the fee that is prescribed by the Town.

Notice of appeal must be filed with the Town Clerk; [clerks@notl.com](mailto:clerks@notl.com)

Appeals will be heard by Council and the decision is final.

Consent was obtained by the Secretary Treasurer on March 19, 2026 to insert electronic signatures of Committee members below;

**ABSENT**

Steve Bartolini  
Committee of Adjustment

Paul Johnson  
Committee of Adjustment

Chris Van de Laar  
Committee of Adjustment

Margaret Louter  
Margaret Louter (Vice Chair)  
Committee of Adjustment

Angelo Miniaci  
Committee of Adjustment

Eric Lehtinen  
Eric Lehtinen (Chair)  
Committee of Adjustment

Natalie Early  
Natalie Early  
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 March 20, 2026.

Natalie Thomson  
Natalie Thomson, Secretary-Treasurer

