

Via email: natalie.thomson@notl.com

April 9th, 2026

Reply to St. Catharines Office
THOMAS A. RICHARDSON, C.S.
905.327.6062 - Cell
tarichardson@sullivanmahoney.com

*Certified Specialist (Municipal Law – Local
Government/Land Use Planning and Development)*

Natalie Thomson
Secretary/Treasurer Committee of Adjustment
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100,
Virgil, ON L0S 1T0

Dear Ms. Thomson:

**RE: Minor Variance Application – Re: 75 Ricardo Street, Niagara-on-the-Lake
Our File No.: 148254**

Thank you for your email of April 7th, 2026.

In response to the comments contained in your email, I wish to advise as follows and to revise the application set out in our letter of March 25th.

Enclosed herewith is a revised site plan consisting of three pages. Revisions have been made to the first page as follows;

1. Accessory structures are to be removed;
2. Landscape coverage has been calculated at 44.1%, complying with the requirements of the Zoning By-Law;
3. Lot coverage has been calculated at 33.8%; a Minor Variance will be required;
4. Existing height is calculated at 10.0 meters for the existing building. The intention is that the roof height of the addition will be less than 8.5 meters, thereby complying with the Zoning By-Law requirements.

Client Committed. Community Minded.

40 Queen Street, P.O. Box 1360, St. Catharines, ON L2R 6Z2 t: 905.688.6655 f: 905.688.5814

7085 Morrison Street, Niagara Falls, ON L2E 7K5 t: 905.357.3334 f: 905.357.3336

sullivanmahoney.com

The lot coverage of 33.8% exceeds the maximum lot coverage permitted by the Zoning By-Law. Consequently, we wish to amend our application for Minor Variances to include a Minor Variance permitting lot coverage at 34% whereas the By-Law requires a maximum lot coverage of 33%.

Should you require any additional information, please do not hesitate to contact this writer.

Yours very truly,

SULLIVAN MAHONEY LLP

Per:

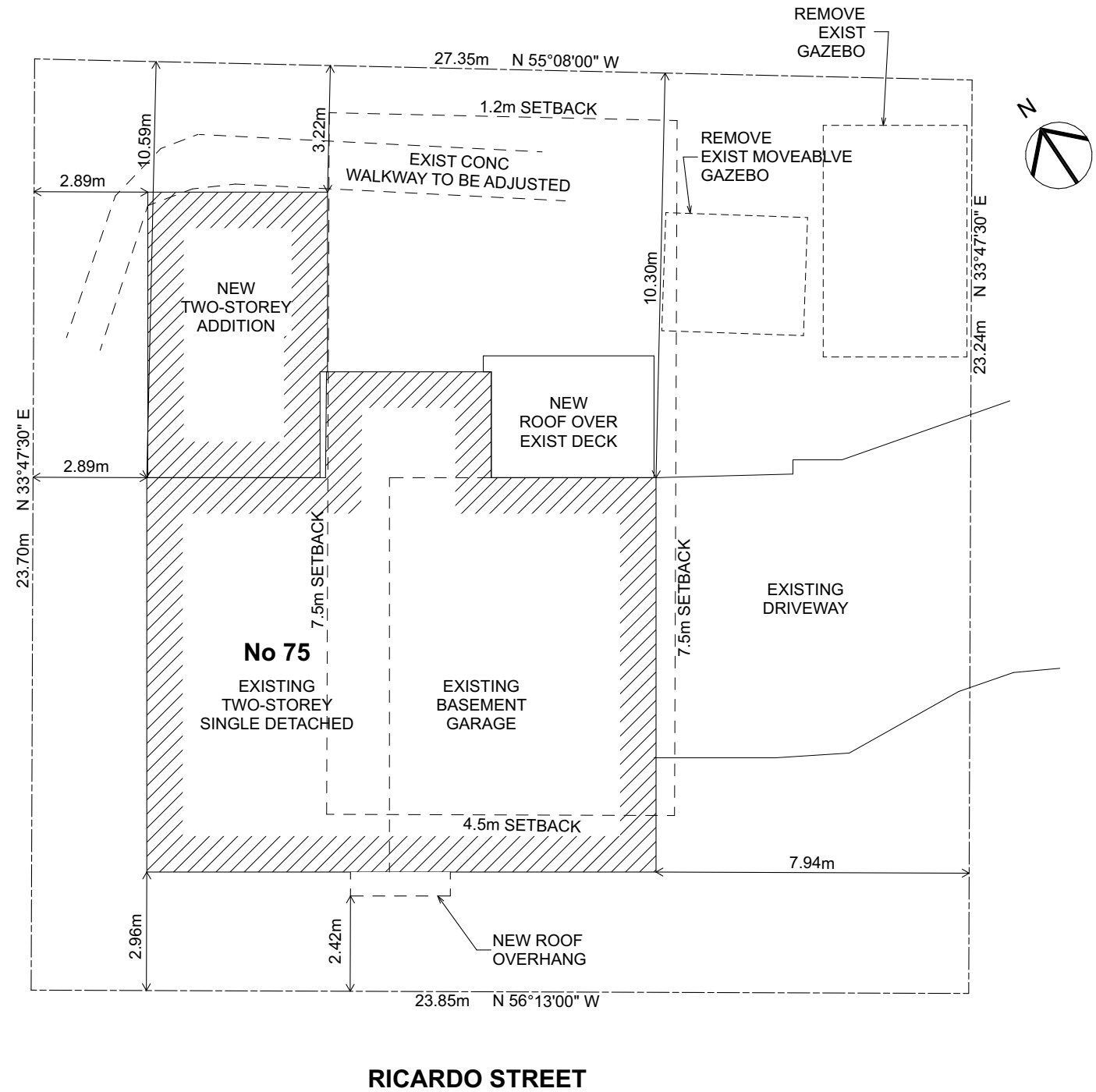
A handwritten signature in blue ink, appearing to read "T. Richardson", is displayed within a light gray rectangular box.

Thomas A. Richardson, C.S.
Thomas Richardson Legal
Professional Corporation

TAR:tc
/Enclosure

Cc -- Connor MacIsaac (Connor.MacIsaac@notl.com)

Cc -- Sheryl L. Johnson (sljohnson@sullivanmahoney.com)



ZONING INFORMATION

RESIDENTIAL ZONE - ER3 ZONE

MINIMUM LOT FRONTAGE	: EXISTING
MINIMUM FRONT YARD	: 7.5 m
MINIMUM REAR YARD	: 7.5 m
MINIMUM SIDE YARD	: 1.2 m
MINIMUM EXTERIOR YARD	: 4.5 m
MAXIMUM HEIGHT	: 8.5 m
MAXIMUM LOT COVERAGE	: 33%
MINIMUM LANDSCAPE COVERAGE	: 30%

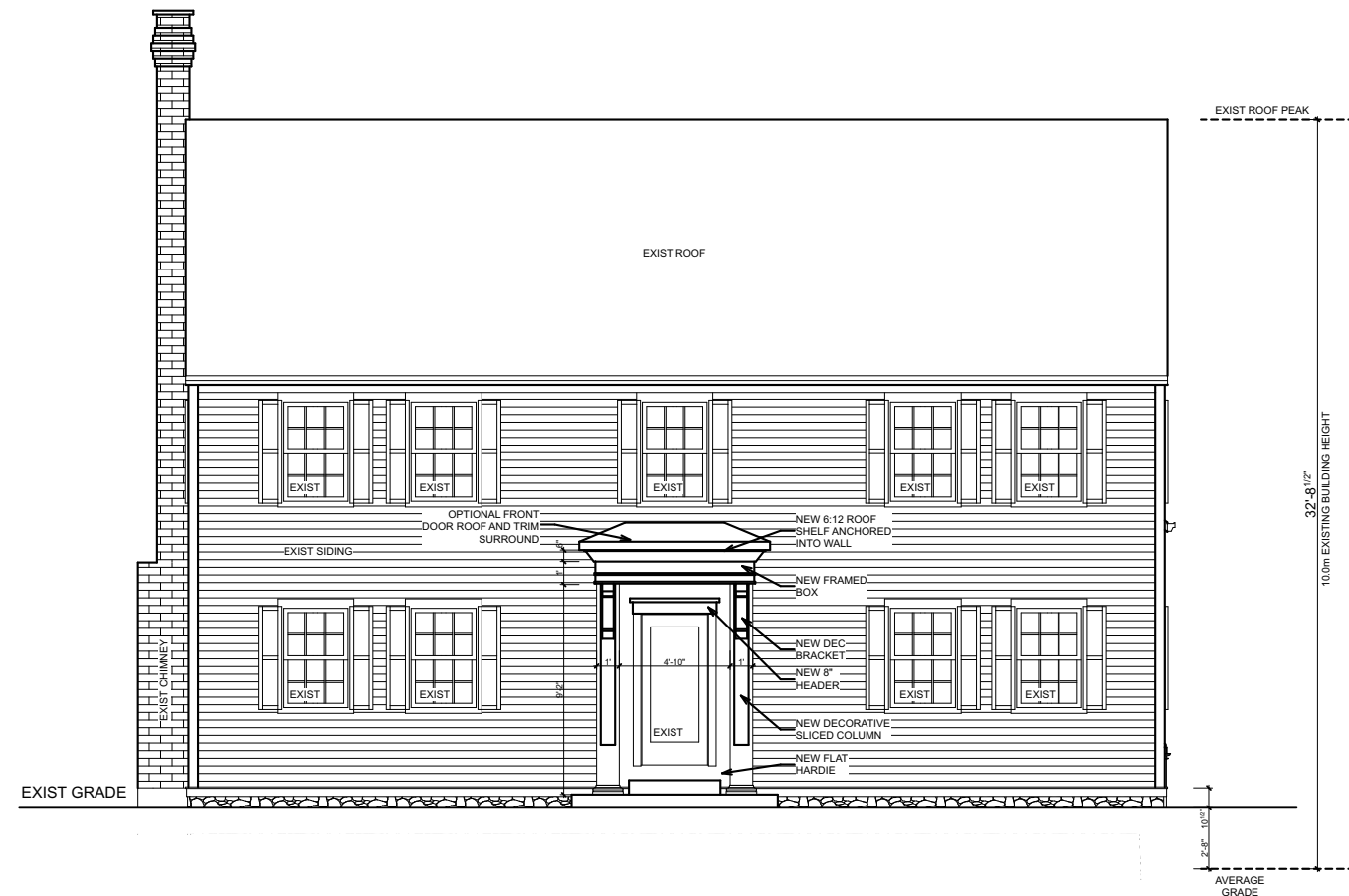
LOT AREA	: 559.8 m ² (6025.2 sqft)
BUILDING AREA	: 141.3 m ² (1520.8 sqft)
ADDITION AREA	: 32.7 m ² (352.0 sqft)
NEW DECK ROOF AND FRONT ROOF	: 15.0 m ² (160.0 sqft)
DRIVEWAY AREA	: 57.9 m ² (623.5 sqft)
LOT COVERAGE	: 33.8%
LANDSCAPE COVERAGE	: 44.1%
HEIGHT OF ADDITION	: 8.5 m (27'9.5")
EXISTING HEIGHT	: 10.0 m (32'8.5")

SITE PLAN

SCALE: 1:150

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to construction. This drawing not to be scaled, all drawings, prints and related documents are the property of the designer and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

PROJECT NAME & ADDRESS: ADDITIONS 75 RICARDO STREET NOTL, ONTARIO	DESIGNS BY SANTY	DRAWN BY: SY	SCALE:	DESIGNER BCIN No: 21034	PROJ: 25-11-16
		REV DATE: 2026-04-09	ISSUED FOR: VARIANCE	FIRM BCIN No: 42520	PG:
PG TITLE: SITE PLAN FOR MINOR VARIANCE	43 Church Street Unit 607 • St Catharines • L2R 7E1 • 905.680.6891 inspired@designsbysanty.com • www.designsbysanty.com	I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.		1 OF 3	
		DESIGNER NAME: SANTY YEH	DESIGNER SIGNATURE: _____		



SOUTH (FRONT)

SCALE: 1:100

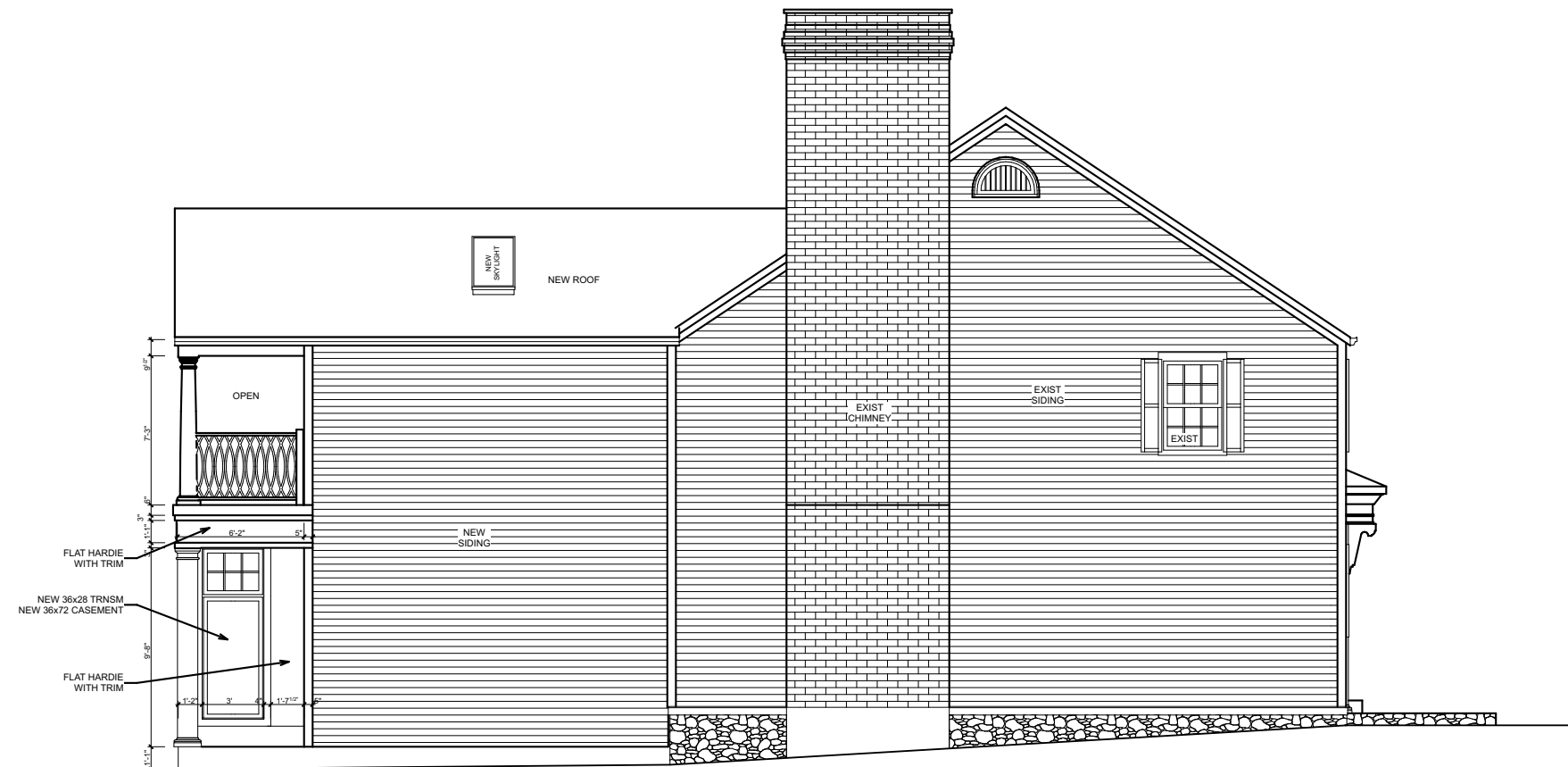


NORTH (REAR)

SCALE: 1:100

PROJECT NAME & ADDRESS: ADDITIONS 75 RICARDO STREET NOTL, ONTARIO	DESIGNS BY SANTY <small>43 Church Street Unit 607 • St Catharines • L2R 7E1 • 905.680.6891 inspired@designsbysanty.com • www.designsbysanty.com</small>	DRAWN BY: SY	SCALE:	DESIGNER BCIN No: 21034	PROJ: 25-11-16
		REV DATE: 2026-04-09	ISSUED FOR: VARIANCE	FIRM BCIN No: 42520	PG:
PG TITLE: ELEVATIONS	I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.				2 OF 3
		DESIGNER NAME: SANTY YEH	DESIGNER SIGNATURE: _____		

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WEST (LEFT)

SCALE: 1:100



EAST (RIGHT)

SCALE: 1:100

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PG TITLE: ELEVATIONS	DESIGNER NAME: SANTY YEH		DESIGNER SIGNATURE: _____		3 OF 3