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## PLANNING JUSTIFICATION REPORT ADDENDUM

1231 Concession 2 Road  
Niagara-on-the-Lake

Part of Township Lot 31  
Niagara-on-the-Lake  
Regional Municipality of Niagara

### Accessory Building Analysis

April 1, 2026

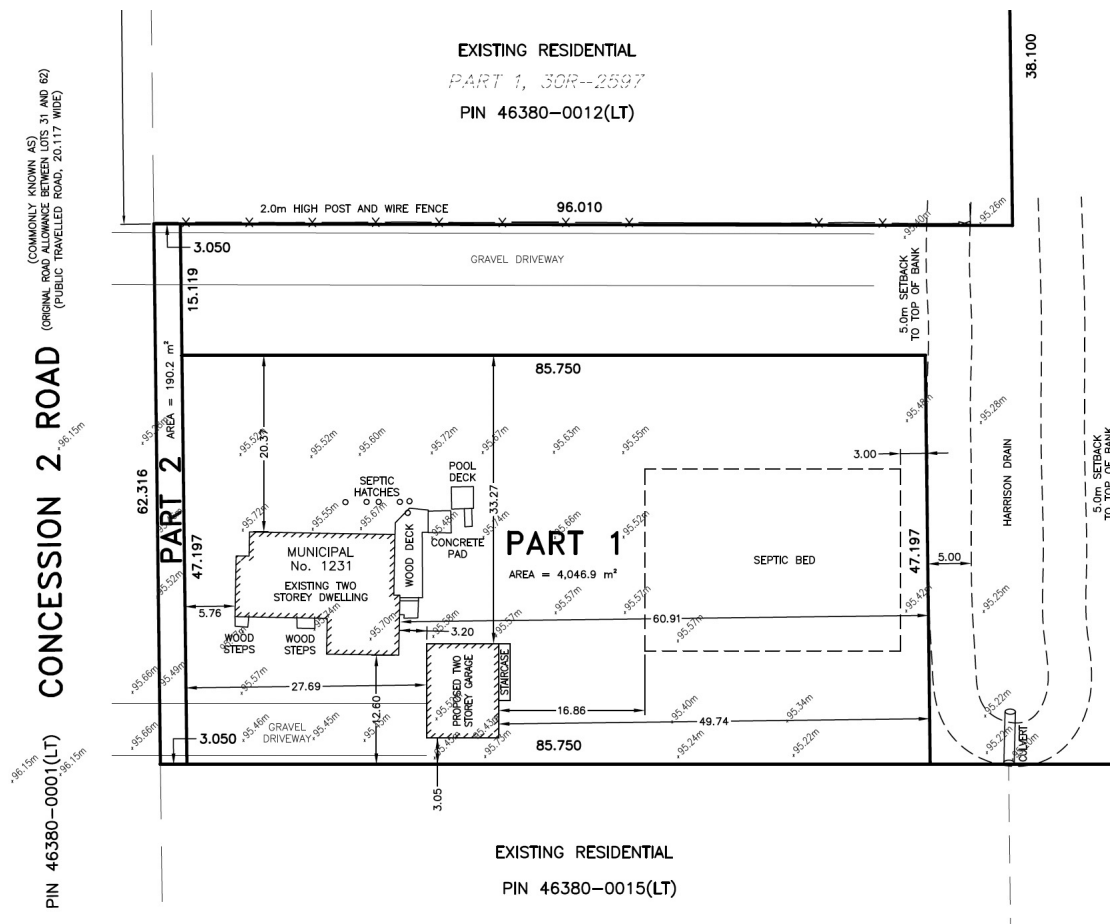
### Purpose

This addendum has been prepared at the request of the Town to provide an assessment of the potential impacts associated with the increased height of the proposed accessory building, as well as to identify appropriate mitigation measures. This document forms an addendum to the previously submitted Planning Justification Report (PJR).

The subject property is located within the agricultural area of Town of Niagara-on-the-Lake and is zoned Rural (A) under Zoning By-law No. 500A-74. The property is currently subject to a surplus farm dwelling severance application and a concurrent Zoning By-law Amendment.

The Zoning By-law Amendment seeks to recognize site-specific reductions to lot frontage and yard setbacks, including: a reduced frontage of 15.119 m for the retained parcel (Part 3), where 38.10 m is required; a reduced frontage of 47.197 m for the severed parcel (Part 1), where 60.96 m is required; and a reduced front yard setback of 5.76 m for the existing dwelling, where 15.24 m is required.

Figure 1- Survey Sketch Surplus Farm Dwelling



In addition, the amendment seeks relief to permit a maximum building height of 6.85 m for the proposed two-storey accessory building, whereas a maximum height of 4.5 m is permitted for accessory structures on rural residential lots. This addendum specifically addresses the rationale for, and potential impacts of, the proposed increase in building height.

### Zoning By-law

The intent of the Rural (A) Zone provisions of Zoning By-law No. 500A-74 in the Town of Niagara-on-the-Lake is to ensure that accessory structures remain clearly subordinate to the primary dwelling and to maintain an appropriate residential scale on rural residential lots. The proposed accessory building meets this intent despite the requested increase in height.

The proposed two-storey garage will be located at the terminus of the existing driveway, approximately 27.69 m from the municipal road allowance and 3.2 m to the rear of the existing dwelling. This siting ensures that the structure remains visually secondary and does not dominate the streetscape or the principal residence. At a height of 6.85 m, the garage is significantly lower than the existing dwelling, which has a height of 10.67 m, thereby maintaining a clear hierarchy between the buildings.

In terms of massing, the accessory building is modest. The proposed garage will have a footprint of 97.3 m<sup>2</sup>, representing approximately 2.4% of the total lot area. By comparison, the existing dwelling has a footprint of 182.63 m<sup>2</sup>, or approximately 4.5% lot coverage. This demonstrates that the accessory structure remains proportionate and subordinate in both scale and visual impact.

The design of the building has been carefully considered to complement the existing dwelling. Architectural elements, including window treatments and exterior siding materials, are intended to emulate the style of the house, ensuring visual cohesion across the property.

The accessory building is intended solely for residential accessory purposes, specifically for garage and storage use. It will not be used for agricultural or commercial purposes and will not contain habitable space. The need for the structure is further justified by the current situation, where family vehicles are parked along the existing driveway adjacent to the dwelling.

The proposed increase in height is minor in nature and facilitates a functional and well-designed structure that is appropriate for rural residential use. The building complies with the required interior side yard setback, maintaining a minimum distance of 3.05 m from the southerly property line, consistent with the provisions of the Zoning By-law.

Overall, the proposed accessory building maintains the intent of the Zoning By-law by remaining subordinate in height, massing, and function, while providing a practical and aesthetically compatible addition to the property.

### Official Plan

The proposal maintains and reinforces the general intent of the Official Plan of the Town of Niagara-on-the-Lake, which seeks to protect the agricultural landscape, preserve a low-density built form, and ensure compatibility with existing land uses. The development is fully consistent with the established rural character of the area and does not introduce urban built form, inappropriate scale, or intensification.

No adverse impacts on surrounding land uses are anticipated. The proposal does not interfere with ongoing agricultural operations, does not constitute intensification, and will not place additional demand on municipal services or infrastructure. Furthermore, the development will not generate traffic impacts and will maintain the existing rural visual character through its low-profile form and complementary design.

### Impacts on Surrounding Land Uses and Mitigating Measures

Figure 2 illustrates the subject property in relation to adjacent lands, including the neighbouring residential property to the south. The two properties are functionally and visually separated by their respective driveways at 1225 and 1231 Concession 2 Road, providing adequate spacing and buffering between built features.

Figure 2



The siting of the proposed accessory building at 1225 Concession 2 Road is consistent with the established development pattern in the immediate area. The location of the proposed garage mirrors that of the accessory structure on the adjacent property to the south, as both are situated at the terminus of their respective driveways and set back from the rear wall of the primary dwelling. This alignment contributes to a cohesive and orderly built form and minimizes visual intrusion.

Additional design measures have been incorporated to mitigate potential impacts on the adjacent property to the south. The proposed garage includes two windows and a man door on the south elevation. While these openings provide direct access to the garage bays, they also serve to break up the massing of the wall plane and soften the visual appearance of the building when viewed from the neighbouring property, thereby reducing perceived bulk.

To the west, surrounding lands are occupied by a commercial greenhouse operation. The proposed accessory building is residential in nature and will not interfere with, or be impacted by, these agricultural/commercial activities.

With respect to the property to the north, the nearest residential lot line is located approximately 48 m from the proposed garage. This substantial separation distance effectively mitigates any potential impacts related to massing, shadowing, or overlook.

The proposed accessory building complies with the required interior side yard setback, maintaining a minimum distance of 3.05 m from the southerly property line. This further ensures adequate spatial separation and reduces the potential for adverse impacts.

Overall, the siting, orientation, design, and separation distances associated with the proposed accessory building ensure that there are no adverse impacts on surrounding land uses. The proposal incorporates appropriate mitigating measures and maintains compatibility with adjacent properties and the broader rural context.