

In the matter of the Planning Act, R.S.O. 190, c. P.13, s. 45:

**DECISION:** File No. Minor Variance A-03/26 – 641 Simcoe Street  
**Assessment Roll No. 2627010005091080000**

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

Minor Variance Application A-03/26 is made to facilitate construction of rear addition and requests relief as follows:

1. Maximum lot coverage from 33%, as required in the Zoning By-law, to 34.5% to accommodate the proposed addition.

**Decision: Granted.**

**Reasons:** The Committee of Adjustment considered the oral and written submissions and agrees with the minor 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: April 16, 2026.**

**The last date for filing a notice of appeal is May 6, 2026.**

A notice of appeal:

1. must be filed with the Secretary-Treasurer;
2. must set out the reasons for the appeal; and
3. must be accompanied by the fee required by the Ontario Land Tribunal.

An appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this decision may be made by filing a notice of appeal with the Secretary-Treasurer by one (1) of the following means:

1. Through the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting the Town of Niagara-on-the-Lake as the Approval Authority; or,
2. Through providing physical copies of the appeal materials to Town Hall 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0
3. Through providing electronic copies of the appeal materials to the Secretary-Treasurer at natalie.thomson@notl.com.

The appeal fee can be paid online through e-file or by certified cheque/money order and submitted to the Town (certified cheque/money order to be addressed to the Minister of Finance, Province of Ontario). Further information and the required forms are available on the OLT

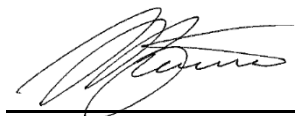
website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

**Further notice and appeal eligibility:**

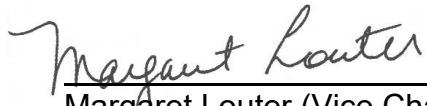
Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022. Planning Act appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body” (as defined by Planning Act 1(1)).

Information regarding the Local Planning Appeals Tribunal can be found at;  
<https://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

Consent was obtained by the Secretary Treasurer on April 16, 2026 to insert electronic signatures of Committee members below;



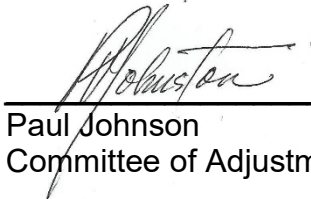
Steve Bartolini  
Committee of Adjustment



Margaret Louter (Vice Chair)  
Committee of Adjustment



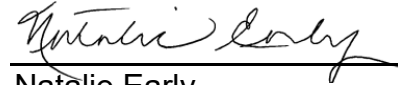
Eric Lehtinen (Chair)  
Committee of Adjustment



Paul Johnson  
Committee of Adjustment



Angelo Miniaci  
Committee of Adjustment



Natalie Early  
Committee of Adjustment

**ABSENT**

Chris Van de Laar  
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 April 17, 2026.



Natalie Thomson, Secretary-Treasurer



**HARTWELL**  
BUILDING DESIGN INC

Clayton J. Hartwell 905-932-2779  
SMALL BUILDING DESIGNER BCIN 125833  
clayton@hartwellbuildingdesigninc.ca

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1. of Division "C" of the Ontario Building Code

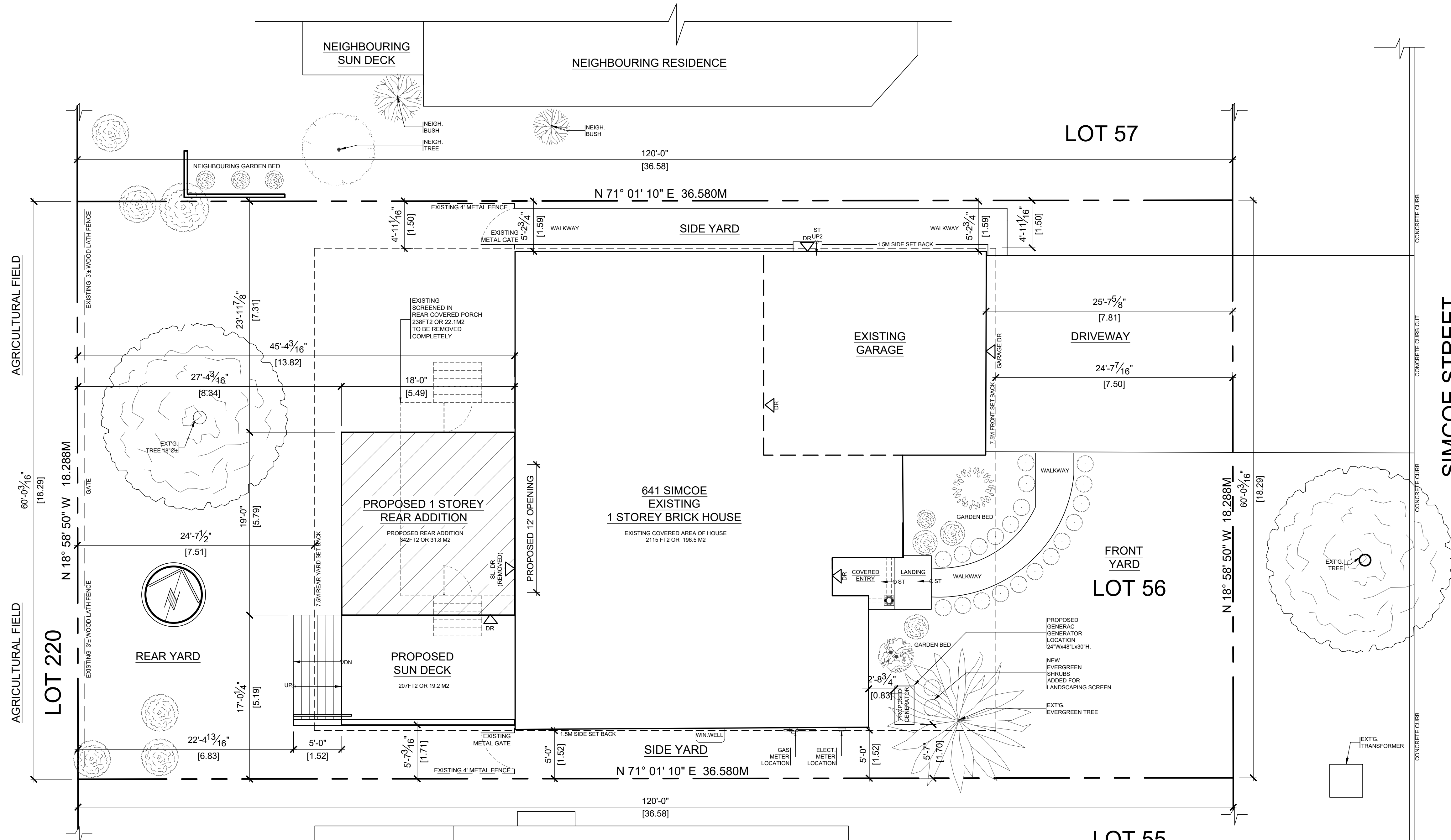
*Clayton J. Hartwell*  
NAME SIGNATURE 36573 BCIN

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HARTWELL BUILDING DESIGN INC.  
FIRM NAME 125833 BCIN

**NOTES:**

- 1) THE DESIGNER HAS REVIEWED THE INFORMATION PROVIDED ON THE ATTACHED DRAWING.
- 2) THE DESIGNER DOES NOT CERTIFY THAT ALL DETAILS OF THE PROJECT ARE PROVIDED. ALL CONSTRUCTION MUST CONFORM TO THE ONTARIO BUILDING CODE, LOCAL REGULATIONS AND AUTHORITIES HAVING JURISDICTION.
- 3) CONTRACTOR MUST REVIEW AND VERIFY THAT ALL DRAWINGS ARE DIMENSIONALLY ACCURATE, THE DESIGN CONCEPT IS CONSTRUCTIBLE AND CONFORMS TO ALL ITEMS AND DOCUMENTS RELATED TO THIS PROJECT INCLUDING EXISTING SITE CONDITIONS, SITE PLAN AGREEMENTS, OTHER DESIGNER'S WORK TO FORM A PART OF THIS PROJECT, ETC. PRIOR TO PROCEEDING WITH THE WORK.
- 4) CONTRACTOR/ AGENT/ OWNER MUST NOTIFY THE DESIGNER OF ANY CHANGES, ERRORS OR OMISSIONS.
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- 8) THE DESIGNER MUST BE GIVEN 48 HR. NOTICE TO PERFORM ANY SITE REVIEWS OF THE CONSTRUCTION (IF REQUIRED). SITE REVIEWS ARE NOT PART OF THE ORIGINAL DESIGN CONTRACT.



**SITE DATA - (641 SIMCOE STREET NOTL, ONTARIO)**

LOT AREA = 7201.3 FT<sup>2</sup> ± OR 669 M<sup>2</sup>±

EXISTING HOUSE COVERED ROOF AREA = 2116.3FT<sup>2</sup> OR 196.6M<sup>2</sup>  
 EXISTING REAR ADDITION (TO BE DEMO.) = 238FT<sup>2</sup> OR 22.1M<sup>2</sup>  
 PROPOSED REAR ADDITION = 342FT<sup>2</sup> OR 31.8M<sup>2</sup>  
 PROPOSED REAR DECK & STAIR AREA = 226.3FT<sup>2</sup> OR 21M<sup>2</sup>

TOTAL PROPOSED COVERED ROOF AREA  
 PROPOSED RESIDENCE & REAR ADDITION  
 2116.3FT<sup>2</sup> (196.6M<sup>2</sup>) + 342FT<sup>2</sup> (31.8M<sup>2</sup>) = 2458.3FT<sup>2</sup> (228.4M<sup>2</sup>)  
 PROPOSED LOT COVERAGE PERCENTAGE =  
 7201.3FT<sup>2</sup> (669.0M<sup>2</sup>) / 2458.3FT<sup>2</sup> (228.3M<sup>2</sup>) x 100=34.1%  
 MAX. ALLOWABLE LOT COVERAGE = 33%

LANDSCAPE OPEN SPACE PERCENTAGE = (LOT AREA / LANDSCAPE OPEN AREA)  
 7201.3FT<sup>2</sup> (669M<sup>2</sup>) / 3916FT<sup>2</sup> OR (363.8M<sup>2</sup>) x100 = 54.4%

**1 SITE PLAN**  
SCALE : 1:75

0.	ISSUED FOR MINOR VARIANCE	FEB.25 2026
	Revisions/Issue	Date

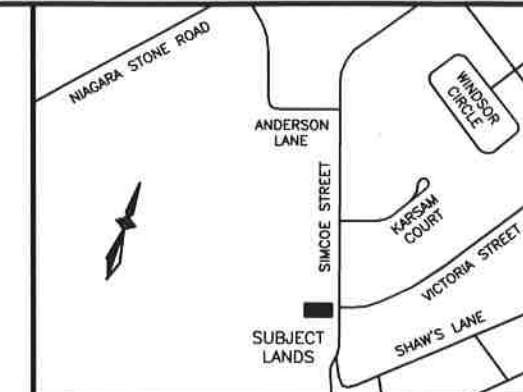
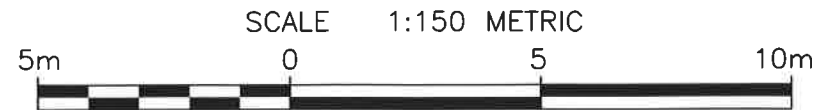
CLIENT NAME:  
**SUE & JOHN YEO**

PROJECT NAME PROJECT ADDRESS:  
**RENOVATION & ADDITION**  
641 SIMCOE STREET,  
NIAGARA ON THE LAKE, ONTARIO

JOB #: 25-11-175  
DRAWN BY: C.J.H.  
SCALE: AS NOTED

Sheet  
**SP**

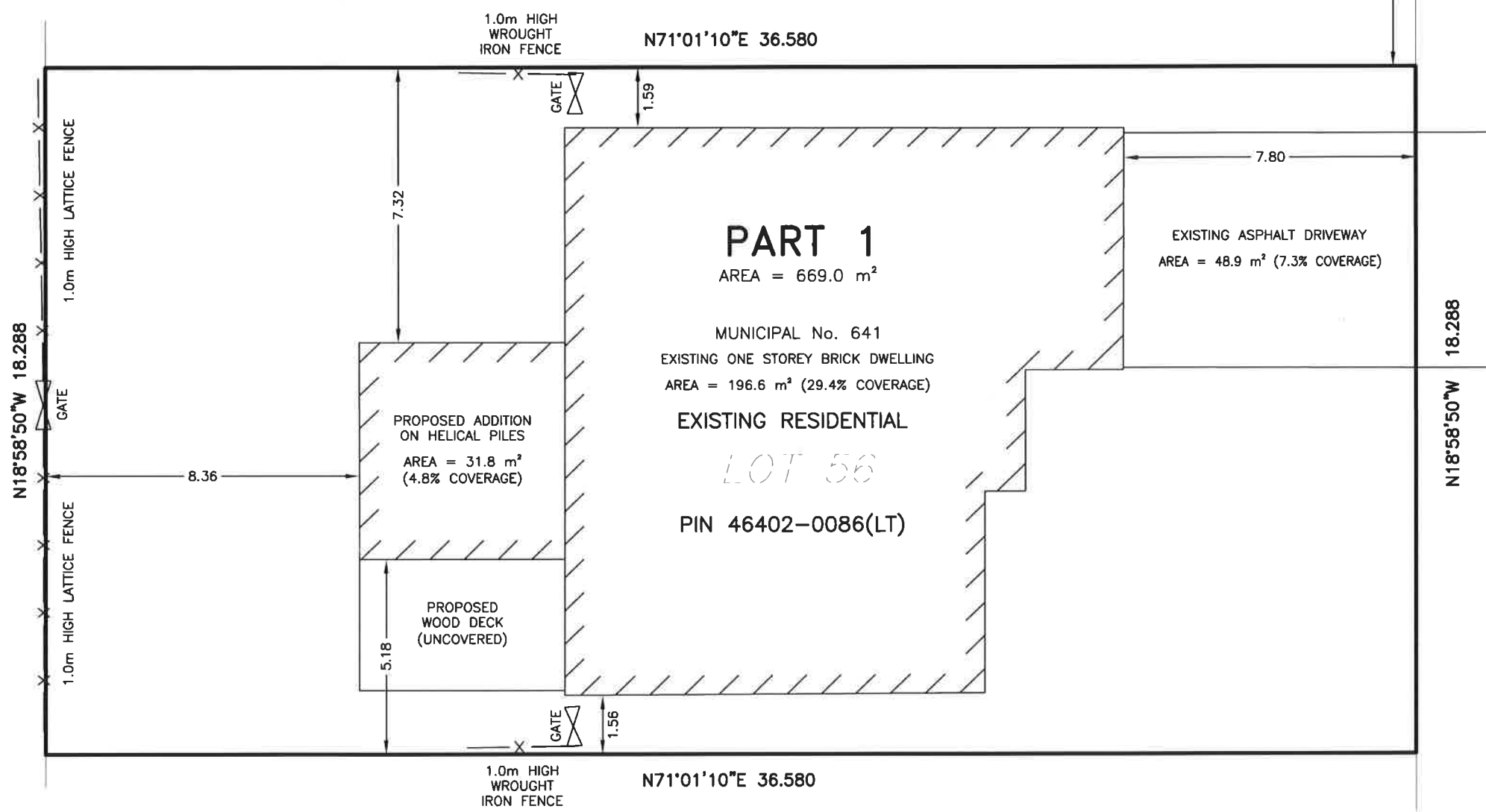
PRELIMINARY SKETCH TO ACCOMPANY AN APPLICATION UNDER THE PLANNING ACT  
**LOT 56, REGISTERED PLAN No. 30M-201**  
**TOWN OF NIAGARA-ON-THE LAKE**  
**REGIONAL MUNICIPALITY OF NIAGARA**



**KEY PLAN**  
NOT TO SCALE

EXISTING RESIDENTIAL *LOT 57* PIN 46402-0087(LT)

*REG'D PLAN No. M-11*  
 EXISTING AGRICULTURAL *LOT 220* PIN 46402-0143(LT)



*REG'D PLAN No. 30M-201*

EXISTING RESIDENTIAL *LOT 55* PIN 46402-0085(LT)

*[Signature]*  
 O.L.S.  
 FEBRUARY 17, 2026 BRENT LAROCQUE

**RICHARD LAROCQUE LIMITED**  
 ONTARIO LAND SURVEYORS & CONSULTANTS  
 12 LYMAN STREET, ST. CATHARINES, ONTARIO  
 905-688-1413  
 6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO  
 905-358-8400  
 www.larocquegroup.ca

THIS SKETCH IS PREPARED FOR AN APPLICATION UNDER THE PLANNING ACT AND ALL DIMENSIONS ARE TO BE CONFIRMED BY SURVEY.	<b>NOTE:</b> THE LOT DIMENSIONS ILLUSTRATED HEREON WERE OBTAINED FROM PLANS AND DOCUMENTS ON FILE AT THE LAND REGISTRY OFFICE	<b>METRIC NOTE</b> DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.	<b>© RICHARD LAROCQUE LIMITED</b> No person may copy, reproduce or alter this plan in whole or in part without the written permission of RICHARD LAROCQUE LIMITED	DRAWN BY: <b>D.B.</b>	CHECKED BY: <b>B.L.</b>	DATE: <b>FEB. 17, 2026</b>	FILE: <b>2025-109</b> DWG. FILE: <b>2025-109-02</b>
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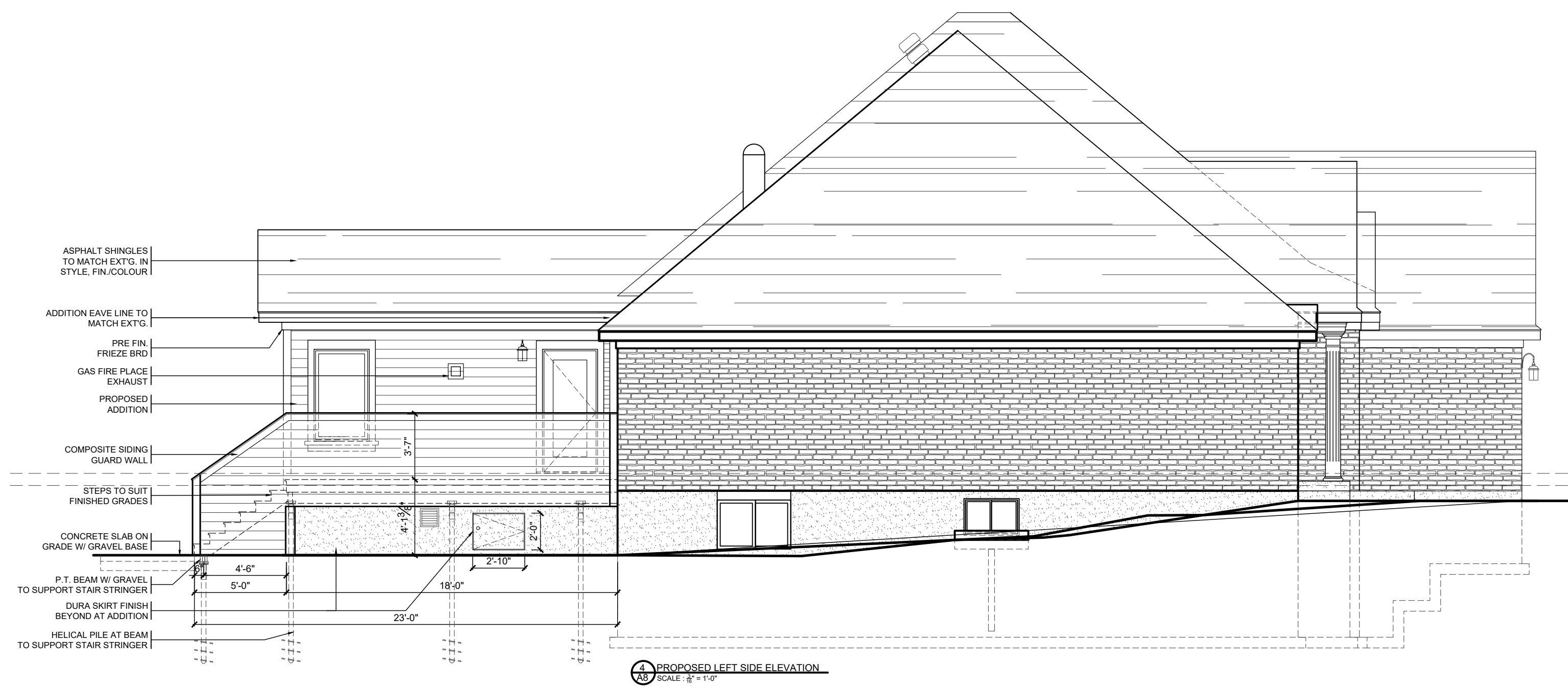
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JOB #: 25-11-175

DRAWN BY: C.J.H.

SCALE: AS NOTED

Sheet  
**A8**



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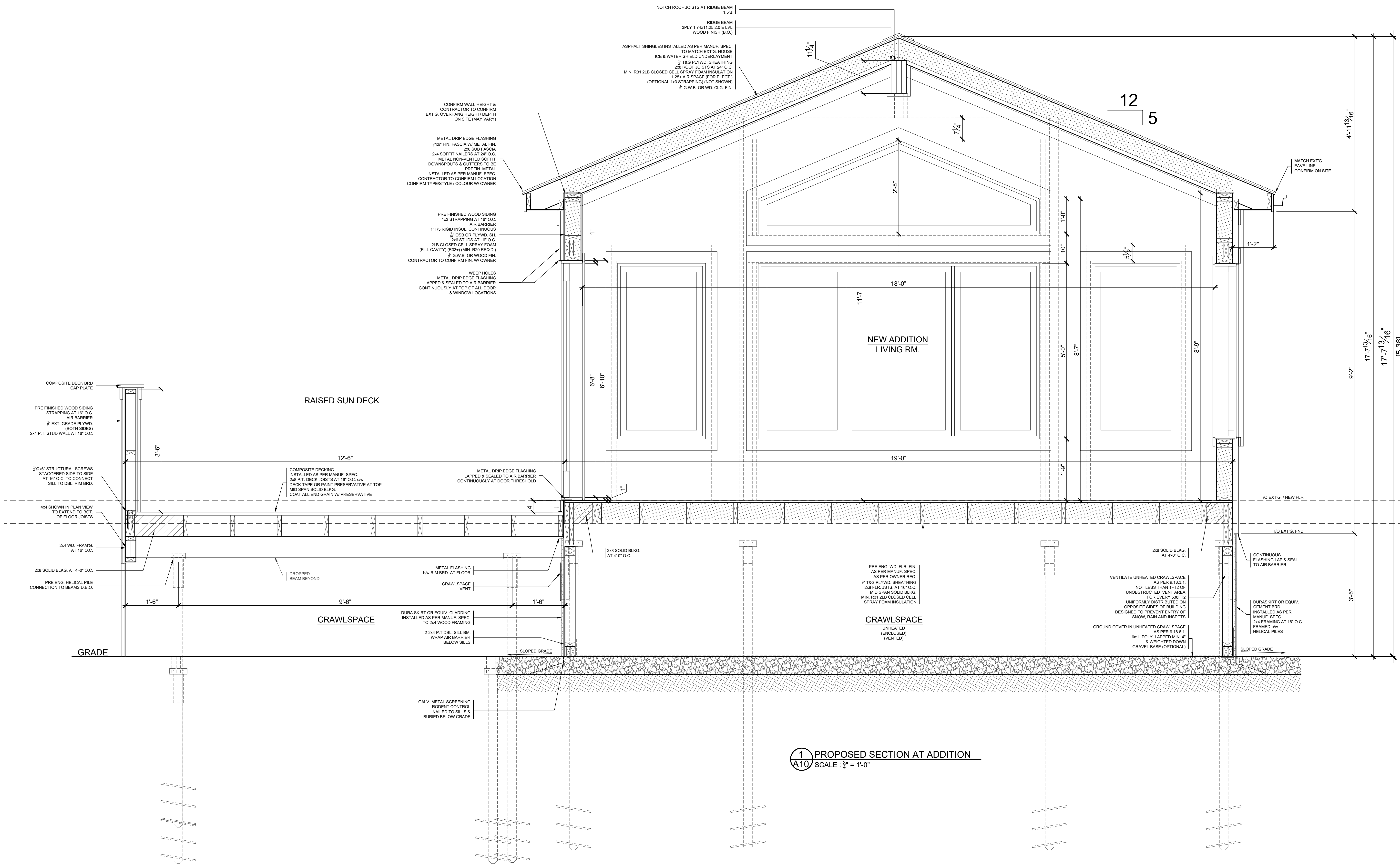
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1 PROPOSED SECTION AT ADDITION  
A10 SCALE: 3/8" = 1'-0"

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DRAWN BY: C.J.H. A10  
SCALE: AS NOTED