

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

**DECISION:** File No. Minor Variance A-04/26 – 765 Four Mile Creek Road  
**Assessment Roll No. 262702002011600000**

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

Minor Variance Application A-04/26 is made to and requests relief as follows:

1. Minimum lot frontage of 60.96 metres, as required in the Zoning By-law, to 45.6 metres for the proposed new lot; and
2. Maximum height of an accessory structure of 4.5 metres, as required in the Zoning By-law, to 5.3 metres for the existing garage.

**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](mailto: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,

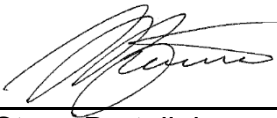
Province of Ontario). Further information and the required forms are available on the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

**Further notice and appeal eligibility:**

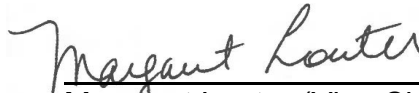
Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022. Planning Act appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified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



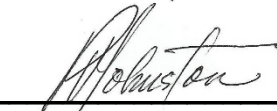
Steve Bartolini  
Committee of Adjustment



Margaret Louter (Vice Chair)  
Committee of Adjustment



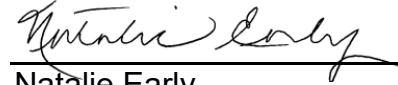
Eric Lehtinen (Chair)  
Committee of Adjustment



Paul Johnson  
Committee of Adjustment



Angelo Miniaci  
Committee of Adjustment



Natalie Early  
Committee of Adjustment

**ABSENT**

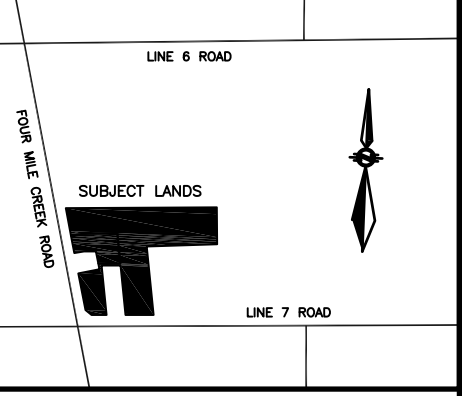
Chris Van de Laar  
Committee of Adjustment

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



KEY PLAN  
NOT TO SCALE

SCALE 1:500 METRIC  
 10m 5m 0 10m 20m



TOWNSHIP LOT 83

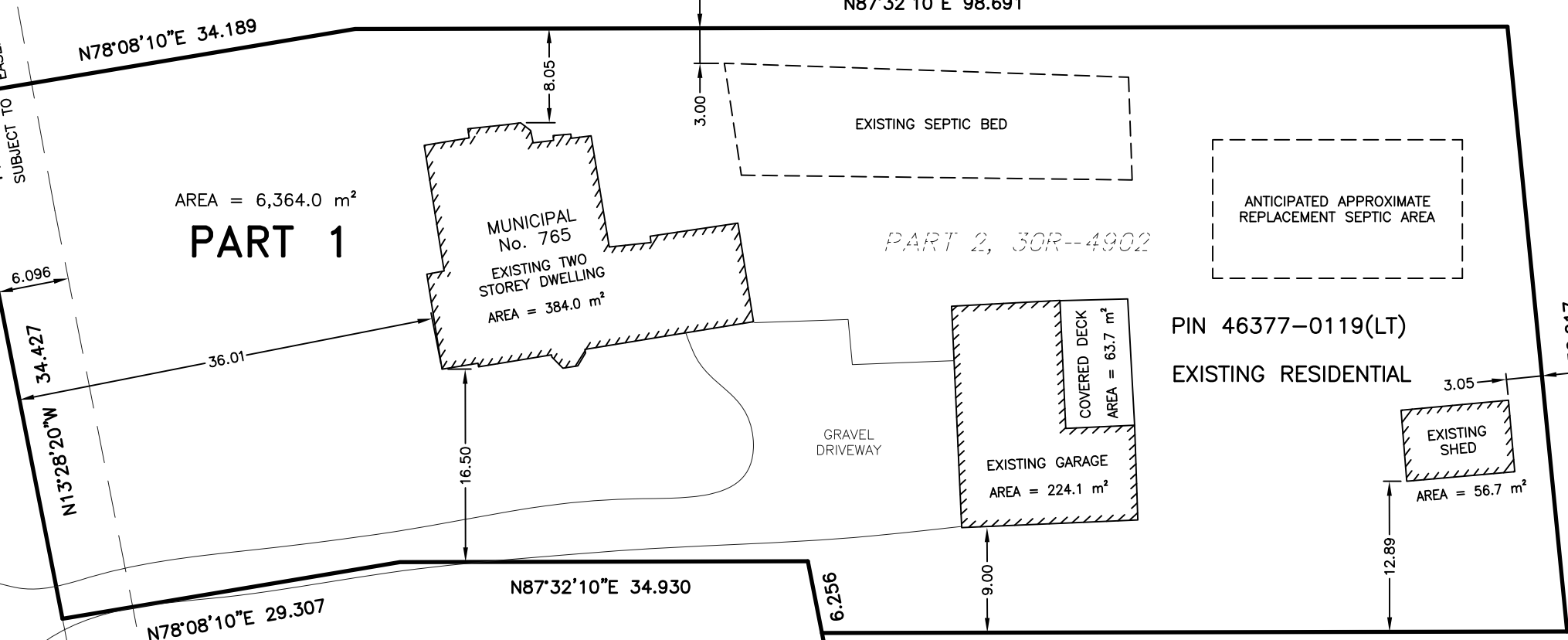
PIN 46377-0008(LT)  
 EXISTING AGRICULTURAL

N8723'10"E 443.987

EXISTING AGRICULTURAL  
 PIN 46377-0119(LT)  
 PART 2, SQR-4902

**PART 2**  
 AREA = 72,285.4 m<sup>2</sup>

N24'50"W 108.238



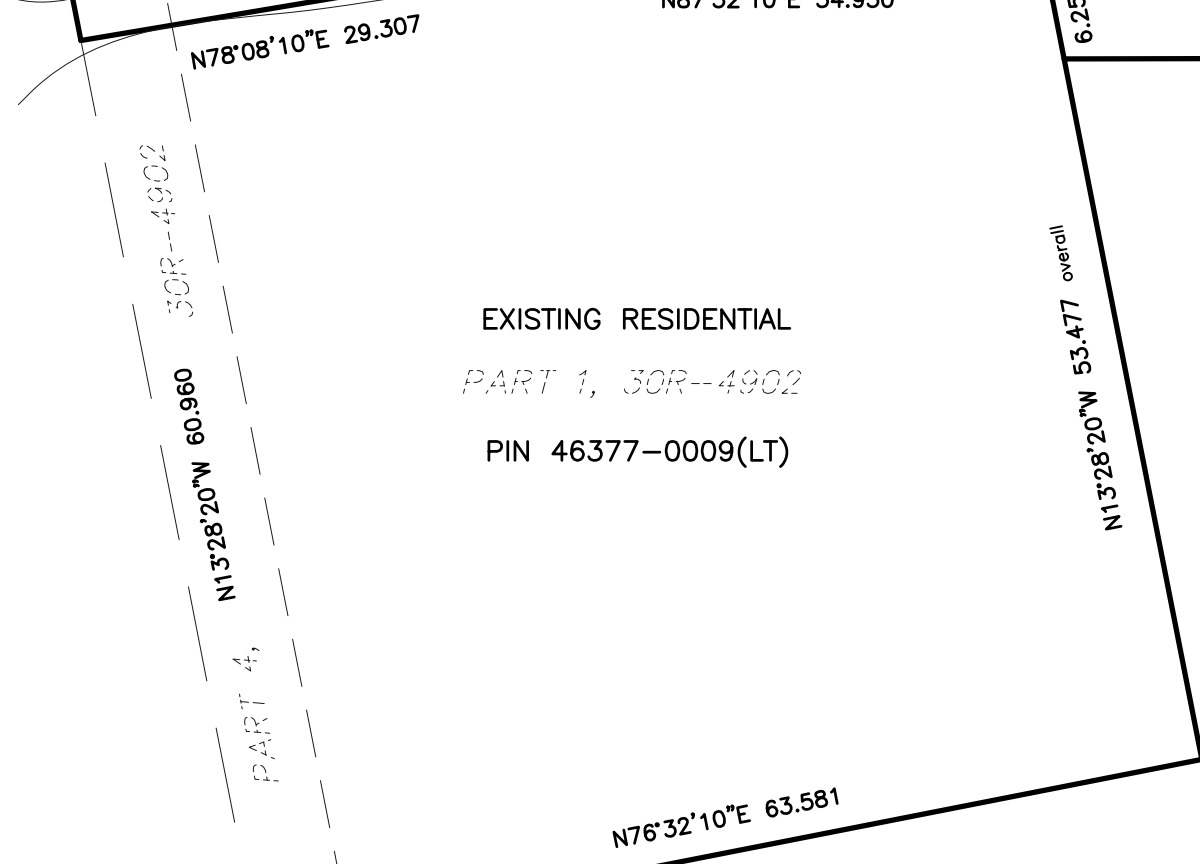
AREA = 6,364.0 m<sup>2</sup>  
**PART 1**

MUNICIPAL No. 705  
 EXISTING TWO STOREY DWELLING  
 AREA = 346.0 m<sup>2</sup>

EXISTING RESIDENTIAL  
 PIN 46377-0119(LT)

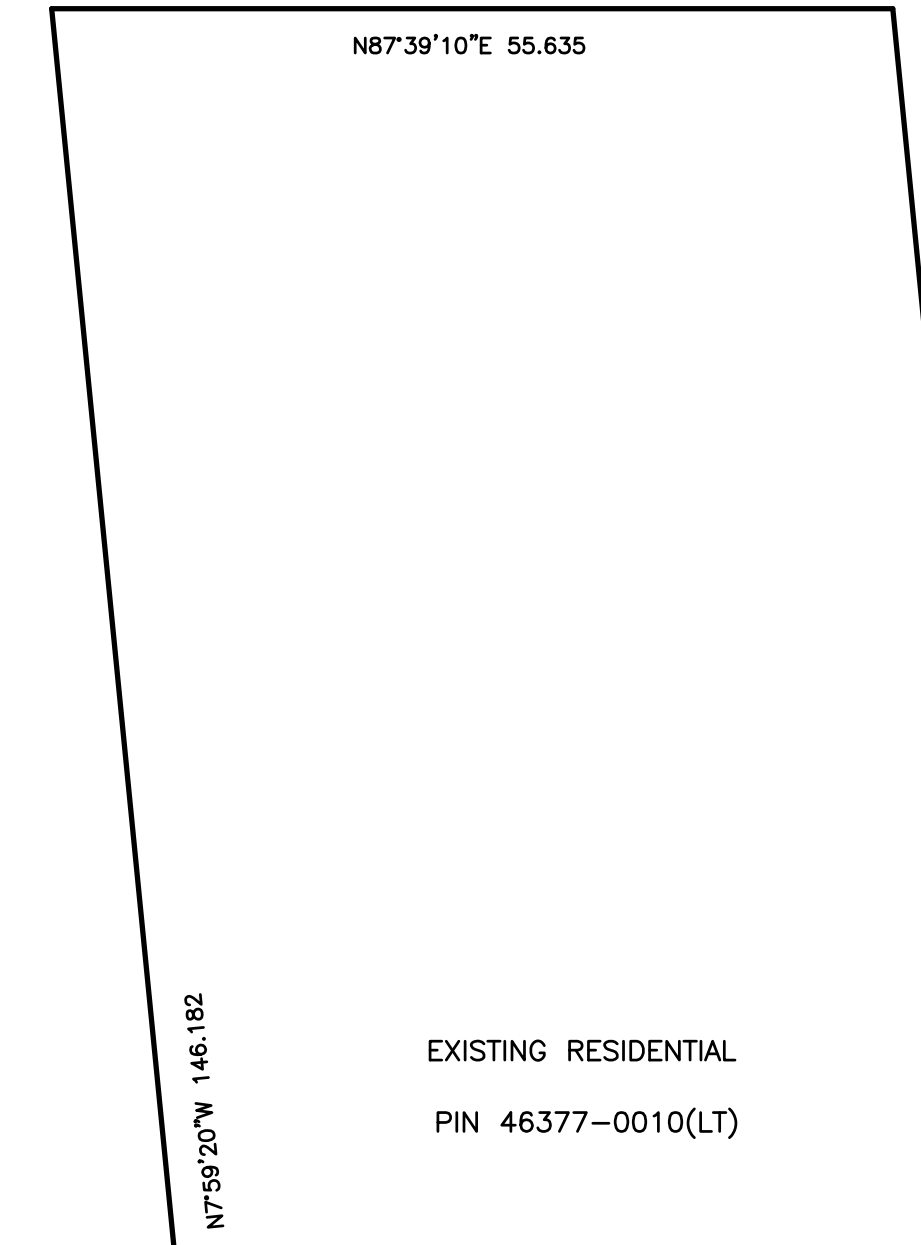
EXISTING GARAGE  
 AREA = 224.1 m<sup>2</sup>

EXISTING SHED  
 AREA = 58.7 m<sup>2</sup>



EXISTING RESIDENTIAL  
 PART 1, SQR-4902  
 PIN 46377-0009(LT)

N78'32'10"E 63.581



EXISTING RESIDENTIAL  
 PIN 46377-0010(LT)

EXISTING AGRICULTURAL  
 PART 2, SQR-4902  
 PIN 46377-0119(LT)  
**PART 2**  
 AREA = 72,285.4 m<sup>2</sup>

TOWNSHIP LOT 83

PART 2, SQR-4902  
 PIN 46377-0119(LT)

**PART 2**  
 AREA = 72,285.4 m<sup>2</sup>

PIN 46377-0011(LT)  
 EXISTING AGRICULTURAL

PIN 46377-0012(LT)  
 EXISTING AGRICULTURAL

REGIONAL ROAD No. 100  
 FOUR MILE CREEK ROAD  
 (AS SHOWN ON THE PLAN, THE ROAD RIGHTS ARE OWNED BY THE REGIONAL MUNICIPALITY OF NIAGARA)  
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LINE 7 ROAD  
 (AS LOCALLY KNOWN)  
 (ROAD ALLIANCE BETWEEN TOWNSHIP LOTS 83 & 84)  
 (PUBLIC TRAVELLED ROAD, 20.117 MWS)  
 PIN 46377-0036(LT)

THIS SKETCH IS PREPARED FOR AN APPLICATION UNDER THE PLANNING ACT AND ALL DIMENSIONS ARE TO BE CONFIRMED BY SURVEY.	NOTE: THE LOT DIMENSIONS ILLUSTRATED HEREON WERE OBTAINED FROM PLANS AND DOCUMENTS ON FILE AT THE LAND REGISTRY OFFICE.	METRIC NOTE: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.	© RICHARD LAROCQUE LIMITED No person may copy, reproduce or alter this plan in whole or in part without the written permission of RICHARD LAROCQUE LIMITED.	DRAWN BY: D.B.	CHECKED BY: B.L.	DATE: FEB. 10, 2026	FILE: 2025-110 DWG. FILE: 2025-110-03
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