



URBAN AESTHETICS

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May 1, 2026

Town of Niagara-on-the-Lake
Planning and Development Services
1593 Four Mile Creek Road
Virgil, ON L0S 1T0

Re: Minor Variance Application
153 Regent Street, Niagara-on-the-Lake
Proposed Covered Porch Addition

To Planning Staff and Members of the Committee of Adjustment,

Please accept this letter in support of the Minor Variance application for the property located at 153 Regent Street, Niagara-on-the-Lake.

The application seeks relief from the zoning provisions of the ER – Existing Residential Zone to permit the construction of a proposed covered porch addition on the existing detached dwelling. The proposed work includes a covered front porch and associated roof overhang intended to improve the functionality, appearance, and usability of the existing entrance while maintaining a design character that is compatible with the existing dwelling and surrounding heritage context.

The proposed porch has been designed to align with the scale and architectural character of the existing dwelling. The porch materials, railing, trim, and overall detailing are intended to complement the existing house and reinforce the traditional residential character of the streetscape.

The requested variance relates primarily to the exterior side yard setback along Prideaux Street. The ER Zone requires an exterior side yard setback of 4.5 m. The existing porch condition reflects a prior Minor Variance approval granted in 2002, permitting a reduced exterior side yard setback. The proposed porch and roof overhang would further reduce the exterior side yard setback to approximately 1.55 m, measured to the closest point of the structure.

The application also identifies a proposed lot coverage of 39.5%, whereas the ER Zone permits a maximum lot coverage of 33%. The existing dwelling already represents approximately 34.6% lot coverage. The increase is directly related to the proposed covered porch addition and does not represent a substantial increase in building mass or intensity of use on the property. The landscape open space remains compliant at approximately 37.4%, exceeding the minimum required 30%.



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The requested relief is appropriate for the property for the following reasons:

The proposal represents a modest addition to an existing dwelling and is intended to improve the function and appearance of the entrance without changing the residential use of the property.

The exterior side yard condition has an established history through the previous 2002 Minor Variance approval, and the proposed work is a continuation of an existing porch condition rather than the introduction of an entirely new built form.

The proposed porch is compatible with the scale, height, character, and massing of the existing dwelling and surrounding residential streetscape.

The existing front and rear yard setbacks remain unchanged, and the proposed work does not introduce additional impacts to those yards.

The proposed landscape open space remains above the minimum zoning requirement, maintaining an appropriate amount of open and landscaped area on the property.

In our opinion, the proposed variance is minor in nature, maintains the general intent and purpose of the Zoning By-law, maintains the general intent and purpose of the Official Plan, and represents desirable and appropriate development for the subject lands.

We trust the enclosed application materials, revised site plan, zoning summary, setback information, and elevations provide the information required for review. Please do not hesitate to contact us if any further clarification is required.

Sincerely,

Mike Thiessen
Urban Aesthetics
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