

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

DECISION: File No. Minor Variance A-02/26 – 187 Queen Street

Assessment Roll No. 262701000404100000

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

Minor Variance Application A-02/26 is made to facilitate construction of an attached garage and requests relief as follows:

1. Minimum rear yard setback from 5.0 metres, as required in site-specific zoning by-law amendment 4316FR-24, to 2.28 metres for the proposed garage addition; and
2. Maximum rear yard encroachment for unenclosed and uncovered steps from 1.5 metres, as required in the Zoning By-law, to 3.75 metres.

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: May 21, 2026.

The last date for filing a notice of appeal is June 10, 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.


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 May 21, 2026 to insert electronic signatures of Committee members below;

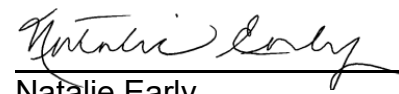

Steve Bartolini
Committee of Adjustment

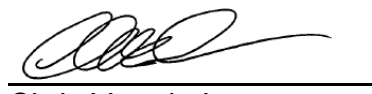

Margaret Louter (Vice Chair)
Committee of Adjustment


Eric Lehtinen (Chair)
Committee of Adjustment


Paul Johnson
Committee of Adjustment

ABSENT
Angelo Miniaci
Committee of Adjustment


Natalie Early
Committee of Adjustment


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.

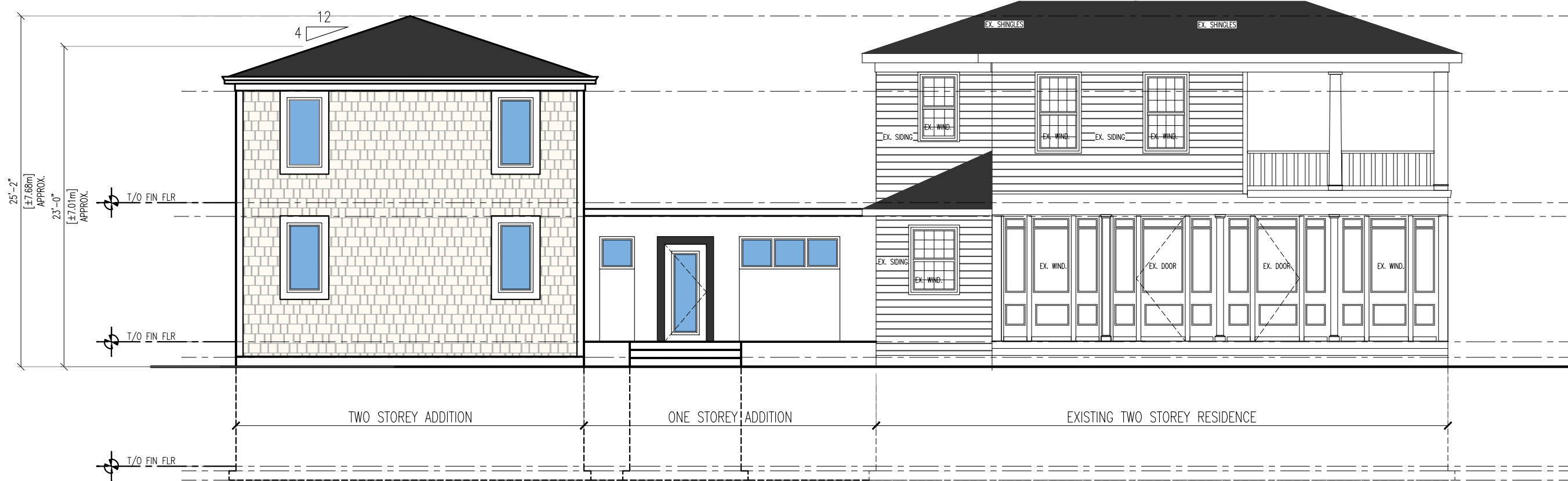
DATED at the Town of Niagara-on-the Lake on May 22, 2026.


Natalie Thomson, Secretary-Treasurer



PROPOSED QUEEN ST / SOUTH ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0"

THESE DOCUMENTS ARE NOT TO BE SCALED.
 THE DESIGN AND DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT, AND ARE PROTECTED BY LAW. THEY MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 CONTRACTOR TO SITE VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.
 ONLY SIGNED SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR CONSTRUCTION PURPOSES.

NO.	BY:	DATE:	REVISION:

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Drawn by:	FR/RR/JS/LPD	plot scale:	
Design by:	LJM	scale:	1:1
Approved by:	MRM	code:	AS NOTED
Date:	MARCH 6, 2026		

Project Title: **QUEEN ST RESIDENCE GARAGE ADDITION**
 187 QUEEN ST
 NIAGARA-ON-THE-LAKE

Drawing Title: **PROPOSED ELEVATIONS**

Revision number:	
Drawing number:	A4

