

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

DECISION: File No. Minor Variance A-10/26 – 153 Regnet Street
Assessment Roll No. 262701000324900000

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

Minor Variance Application A-10/26 is made to facilitate the construction of a new covered front porch and requests relief as follows:

1. Maximum lot coverage from 33%, as required in the Zoning By-law, to 34% to accommodate the proposed covered porch;
2. Minimum exterior side yard setback from 4.5 metres, as required in the Zoning By-law, to 1.9 metres for the proposed covered porch; and
Maximum step encroachment into an exterior side yard from 0.6 metres, as permitted in the Zoning By-law to 3.3 metres for the proposed unenclosed and uncovered step.

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: June 18, 2026.

The last date for filing a notice of appeal is July 8, 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.

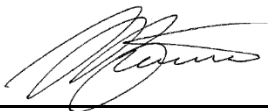
The appeal fee can be paid online through e-file or by certified cheque/money order and submitted to the Town (certified cheque/money order to be addressed to the Minister of Finance, Province of Ontario). Further information and the required forms are available on the OLT website at www.olt.gov.on.ca.

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 June 18, 2026 to insert electronic signatures of Committee members below;



Steve Bartolini
Committee of Adjustment



Margaret Louter (Vice Chair)
Committee of Adjustment



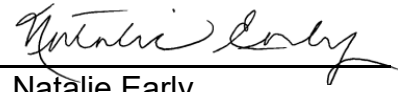
Eric Lehtinen (Chair)
Committee of Adjustment



Paul Johnson
Committee of Adjustment



Angelo Miniaci
Committee of Adjustment



Natalie Early
Committee of Adjustment



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.

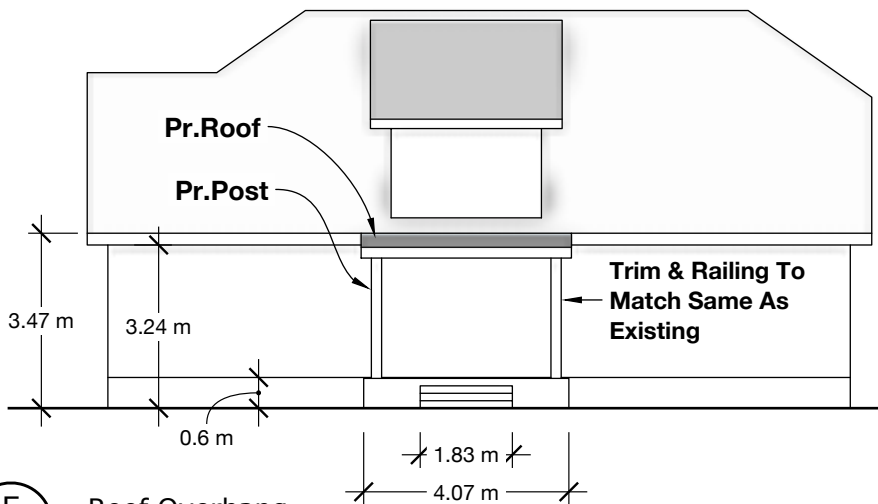
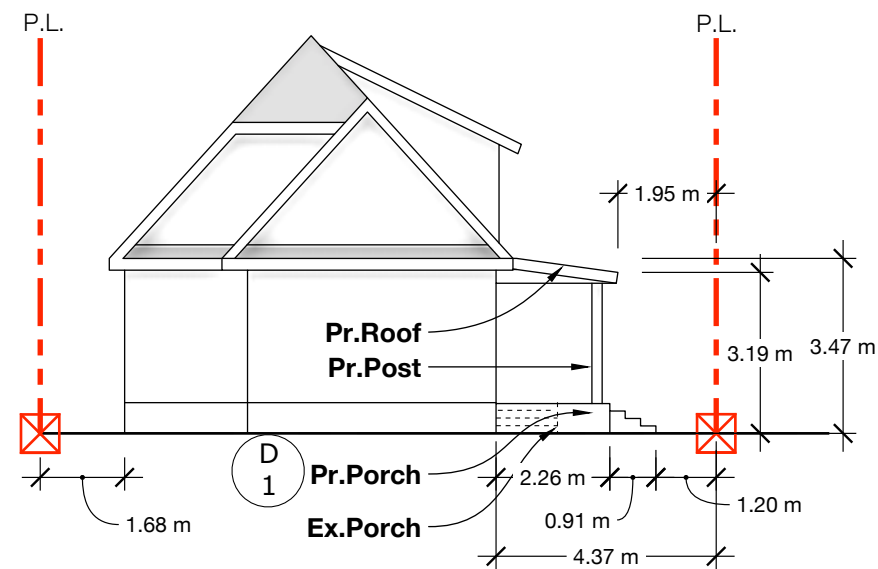
DATED at the Town of Niagara-on-the Lake on June 19, 2026.



Natalie Thomson, Secretary-Treasurer



URBAN AESTHETICS
DESIGN • BUILD • ARCHITECTURE



E 1 Roof Overhang
Scale: 1mm:150mm

Zoning Setback Summary

Yard	Required	Existing	Proposed
Front yard (Regent St.)	7.5m	4.67m	4.67m
Exterior Side yard (Prideaux St.)	4.5m	4.37m	1.95m
Interior Side Yard	1.22m	1.67m	1.67m
Rear Yard	7.5m	6.09m	6.09m

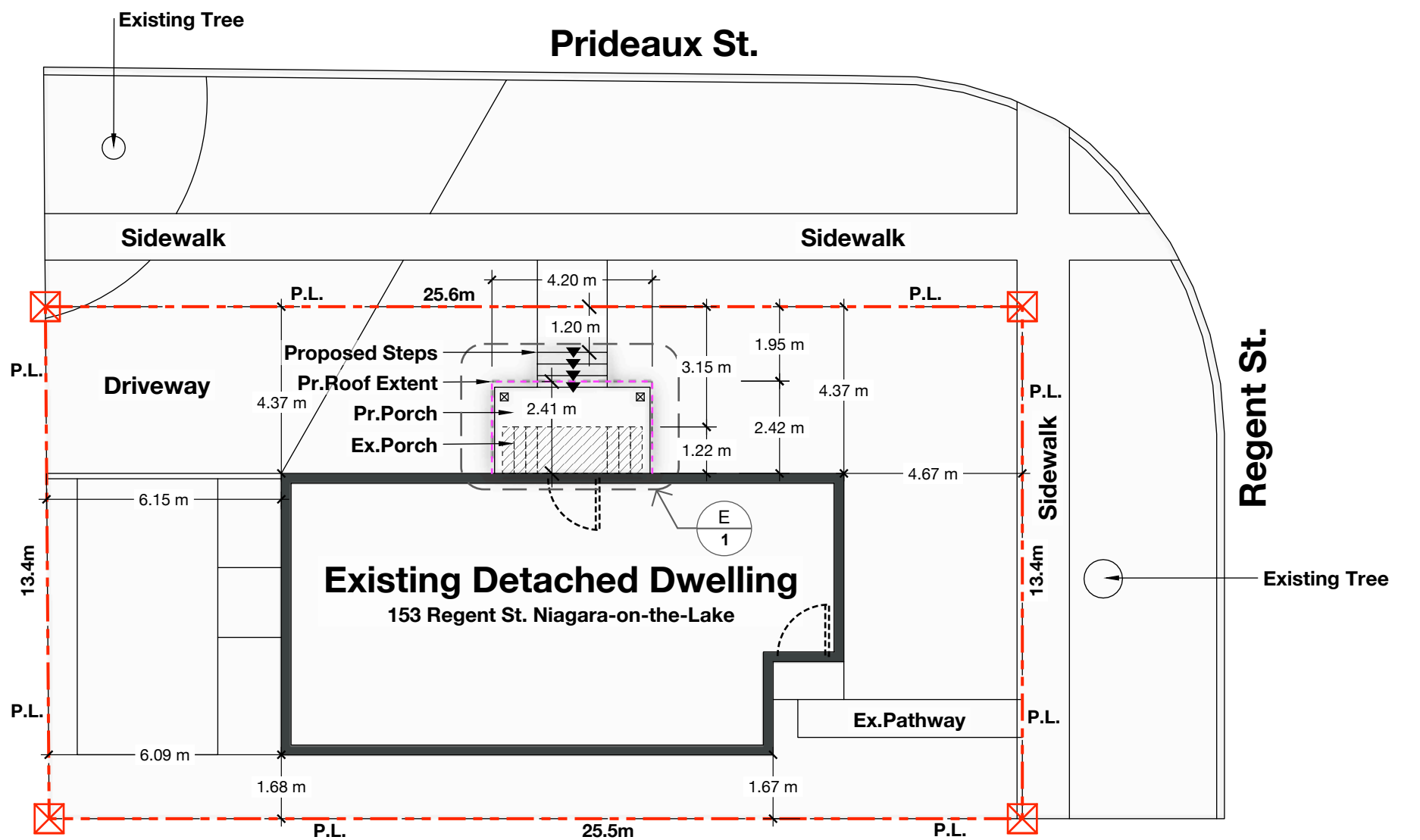
Existing front, rear, and interior side yard setbacks remain unchanged. Existing exterior side yard setback is based on verified site measurement to the existing dwelling wall. Proposed exterior side yard setback is measured to the closest point of the proposed porch roof overhang. Proposed steps are shown separately.

Lot Information - ER Existing Residential

Item	Area	Value
Lot Area	342.53 m ²	
Existing Dwelling	104.60 m ²	30.5%
Proposed Covered Porch	8.77 m ²	
Proposed Lot Coverage	113.37 m ²	33.1%
Permitted Lot Coverage	113.03 m ²	33%
Existing Hardscape	69.41 m ²	20.3%
Proposed Hardscape	13.00 m ²	3.8%
Total Hardscape	82.41 m ²	24.1%
Landscape Open Space	146.75 m ²	42.8%
Minimum Landscape Open Space		30%

D 1 Proposed Porch

Proposed porch to be constructed of precast segmental wall stone to suit the aesthetic of NOTL - Image is for illustrative purposes only



Notes:

Print on Tabloid (11"x17")
Without scaling or fitting;
Otherwise only scale bar is correct

Legend:

