

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

DECISION: File No. Minor Variance A-16/26 – 380 Nassau Street

Assessment Roll Number: 2627010006074000000

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

Minor Variance Application A-16/26 is made to facilitate the construction of a covered rear porch (lanai) and relief as follows:

1. Minimum rear yard setback from 7.5 metres, as required in the Zoning By-law, to 6 metres for the proposed covered porch (lanai).

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: August 20, 2026.

The last date for filing a notice of appeal is September 9, 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

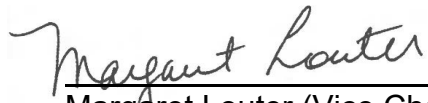
Further notice and appeal eligibility:

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)).

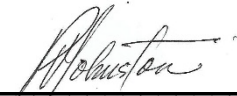
Information regarding the Local Planning Appeals Tribunal can be found at;
<https://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

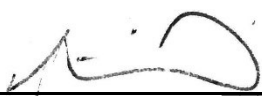
Consent was obtained by the Secretary Treasurer on August 20, 2026 to insert electronic signatures of Committee members below;

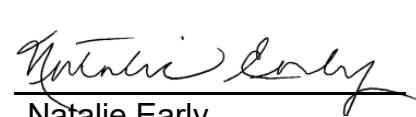

Steve Bartolini
Committee of Adjustment


Margaret Louter (Vice Chair)
Committee of Adjustment


Eric Lehtinen (Chair)
Committee of Adjustment


Paul Johnson
Committee of Adjustment


Angelo Miniaci
Committee of Adjustment

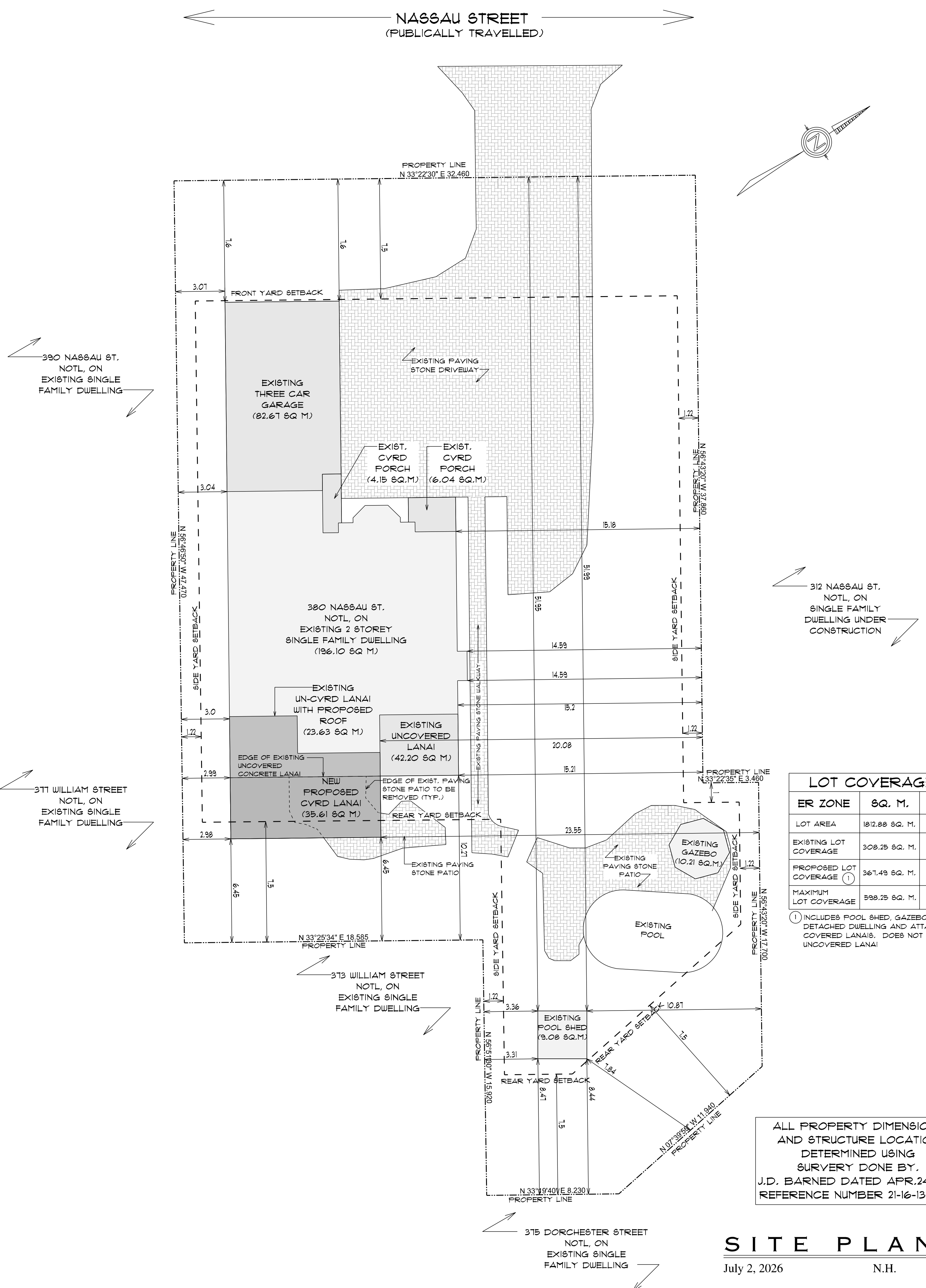

Natalie Early
Committee of Adjustment


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 August 21, 2026.


Natalie Thomson, Secretary-Treasurer



LOT COVERAGE		
ER ZONE	SQ. M.	%
LOT AREA	1812.88 SQ. M.	
EXISTING LOT COVERAGE	308.25 SQ. M.	17.0%
PROPOSED LOT COVERAGE ①	367.49 SQ. M.	20.3%
MAXIMUM LOT COVERAGE	598.25 SQ. M.	33%

① INCLUDES POOL SHED, GAZEBO, SINGLE DETACHED DWELLING AND ATTACHED COVERED LANAIS. DOES NOT INCLUDE UNCOVERED LANAI

ALL PROPERTY DIMENSIONS AND STRUCTURE LOCATION DETERMINED USING SURVEY DONE BY: J.D. BARNED DATED APR.24.2023 REFERENCE NUMBER 21-16-130-00

GENERAL NOTES

1. ALL WORK PERFORMED AND MATERIAL SUPPLIED SHALL COMPLY TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

2. NAUTA HOME DESIGNS IS NOT LIABLE FOR ANY ERRORS OR OMISSIONS FOUND IN THESE BLUEPRINTS.

3. DO NOT SCALE BLUEPRINTS.

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THESE PLANS FORM THE BASIS FOR PERMIT ISSUANCE. ANY DEVIATIONS FROM THESE PLANS AND DETAILS, INCLUDING THE VENTILATION SYSTEM, HEATING SYSTEM, WOODSTOVE, FIREPLACES, DECKS, BALCONIES AND FINISHED BASEMENTS, WILL REQUIRE A REVISED DRAWING AND CLEARANCE BY THE BUILDING DEPARTMENT.

REVISIONS

DATE	ITEM

QUALIFICATION INFORMATION

Ontario

Ministry of Municipal Affairs and Housing

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.

Hank Nauta

NAME

SIGNATURE

BCIN

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.1.1. of the building code.

Nauta Home Designs

NAME

BCIN

NAUTA HOME DESIGNS

905-892-9657

1789 MERRITTVILLE HWY
WELLAND, ON L3B 5N5

PLAN NUMBER:

AR1264

CONTRACT NUMBER:

2026-002

PROJECT :

COVERED LANAI
ADDITION

LOCATION:

380 NASSAU ST.
NOTL, ON

TITLE:

SITE PLAN

ISSUED FOR

DATE

PRECON:

MAY.19.26

REV:

JUN.29.26

DRAWN BY:

CHECKED BY:

DATE :

PAGE:

JULY 2026

1 OF 1



LEFT ELEVATION 1/4" = 1' 0"
July 2, 2026 N.H. 12:24 PM



REAR ELEVATION 1/4" = 1' 0"
July 2, 2026 N.H. 12:24 PM



RIGHT ELEVATION 1/4" = 1' 0"
July 2, 2026 N.H. 12:24 PM

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ELEVATIONS

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MY: JUN.29.26

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CHECKED BY:

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JULY 2026

PAGE:

1 OF 2