

DECISION: File No. Minor Variance A-02/26 – 275 Gage Street
Assessment Roll No. 2627010005026000000

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

Fence Variance Application FV-02/26 is made to recognize the existing side and rear yard fence and requests relief as follows:

1. Maximum height of a fence in an interior side yard from 2.0 metres, as required in the Fence By-law, to a varying height of 2.4 to 2.9 metres for the existing fence; and
2. Maximum height of a fence in a rear yard from 2.0 metres, as required in the Fence By-law, to 2.4 metres for the existing fence.

Decision: Granted.

Reasons: The Committee of Adjustment considered the oral and written submissions and agrees with the fence 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.

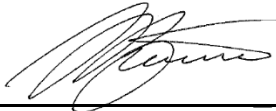
The last date for filing a notice of appeal is September 9, 2026.

The right to appeal a Committee of Adjustment decision on a fence variance is exercised by:

1. Giving the Clerk's Department written notice of appeal that includes particulars of all grounds upon which the appeal is made; and by
2. Paying the fee that is prescribed by the Town.

Notice of appeal must be filed with the Town Clerk; clerks@notl.com
Appeals will be heard by Council and the decision is final.

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



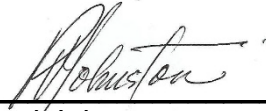
Steve Bartolini
Committee of Adjustment



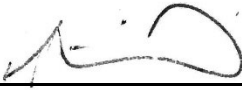
Margaret Louter (Vice Chair)
Committee of Adjustment



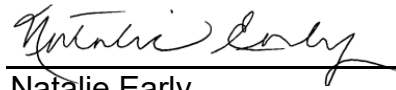
Eric Lehtinen (Chair)
Committee of Adjustment



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

