

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

DECISION: File No. Minor Variance A-18/26 – 31 Shakespeare Ave

Assessment Roll Number: 2627020007092000000

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

Minor Variance Application A-18/26 is made to facilitate the construction of a rear deck, covered front porch and driveway extension and requests relief as follows:

1. Maximum lot coverage from 33%, as required in the Zoning By-law, to 35.5% to accommodate the proposed covered front porch;
2. Maximum encroachment for an unenclosed and uncovered deck from 1.5 metres, as required in the Zoning By-law to 2.18 metres for the proposed rear deck and steps; and
3. Minimum driveway setback of 1.0 metres, as required in the Zoning By-law, to 0.23 metres to recognize the existing driveway location and proposed driveway extension.

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: September 17, 2026.

The last date for filing a notice of appeal is: October 7, 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 September 17, 2026 to insert electronic signatures of Committee members below;



Steve Bartolini
Committee of Adjustment



Margaret Louter (Vice Chair)
Committee of Adjustment



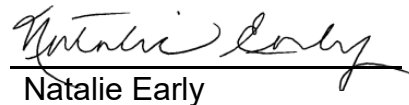
Eric Lehtinen (Chair)
Committee of Adjustment



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 September 18, 2026.



Natalie Thomson, Secretary-Treasurer

UNDER CONSTRUCTION AS PER ISSUED BUILDING PERMIT
BP-21272 SCOPE OF WORK:

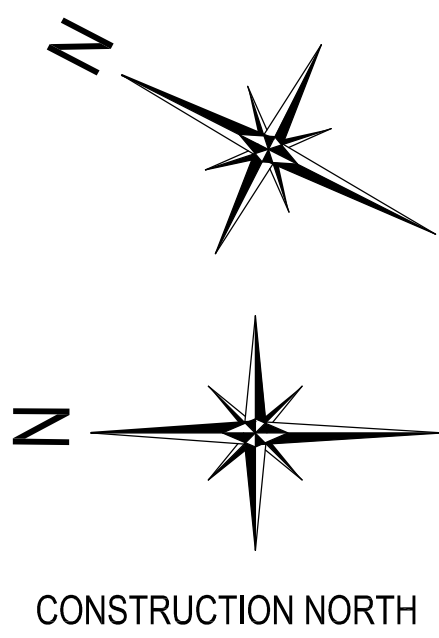
LOT ZONING REQUIREMENTS AS PER DESIGNATION:
ESTABLISHED RESIDENTIAL (ER) ZONE AS PER SECTION 7.1 OF ZONING BY-LAW 4316Y-12, AS AMENDED.

EXISTING HOME AREA TO REMAIN = 936 SF = 13.7% LOT COVERAGE
MAX. LOT COVERAGE SET AT 33% OF 6,824 SF LOT AREA = 2,252 SF
THUS, 2,252 - 936 SF = 1,316 SF OF ALLOWABLE ADDED AREA.
PROPOSED ADDITIONS:
EXTERIOR SIDE COVERED PORCH ADDITION = 155 SF + REAR DWELLING ADDITION = 1,160 SF ==>
==> TOTAL LOT COVERAGE AREA ADDED = 1,315 SF COMPLIES W/ ZONING.
TOTAL NEW LOT COVERAGE OF DWELLING = 936 SF + 155 SF + 1,160 SF = 2,251 SF
2,251 SF DIVIDED BY 6,824 SF = 32.98 %

88
ADJACENT
RESIDENTIAL

87
ADJACENT
RESIDENTIAL

86
ADJACENT
RESIDENTIAL



ADJACENT
RESIDENTIAL

PLAN

1 STOREY
VINYL CLAD
DWELLING
#33

2 PARKING SPACES
per Zoning Compliance
- 2 outside locations tagged on
site plan and 1 more parking
space available inside new
attached SINGLE CAR
GARAGE
(3 SPACES TOTAL)

1 STOREY
VINYL CLAD
DWELLING #31
TO REMAIN
936 SF

ADJACENT
RESIDENTIAL

SIDE-SPLIT
BRICK &
VINYL CLAD
DWELLING
#29

NEW FRONT PORCH
PROPOSED NEW EXTERIOR
COVERED FRONT PORCH
AND WOOD DECK
15.0 SM (162 SF)

PLAN OF SURVEY

LOT 100 - PLAN 148

TOWN OF NIAGARA-ON-THE-LAKE

SCALE 1: 100 (1/8" = 1'-0")

LOT AREA = 6,824 SF
(634 SM)

TOTAL LOT COVERAGE AREA
W/ PROPOSED FRONT PORCH &
REAR DECK ADDITIONS = 2,413 SF

2,413 SF / 6,824 SF = 35.4 %
DOES NOT COMPLY W/
'ER' ZONE 33% ALLOWABLE MAX.
- REQUIRES MINOR VARIANCE
RELIEF OF 2.4%

SHAKESPEARE AVENUE

sdgdesign 26-020 re 31 SHAKESPEARE AVENUE, N-O-T-L, ON L0S 1J0
A-01 SITE PLAN W/ PROPOSED FRONT COVERED PORCH
& UNCOVERED REAR WOOD DECK ADDITIONS

SCALE 1: 100 (APPROX. 1/8" = 1'-0") 96xp on Sheet Size D 24" X 36"

- ISSUED FOR COMMITTEE OF ADJUSTMENT MINOR VARIANCE - JULY 28, 2026

sdgdesign
CUSTOM HOMES & ADDITIONS
416.909.4452



sdgdesign 26-020 re 31 SHAKESPEARE AVENUE, N-O-T-L, ON L0S 1J0
1/A-07 WEST FRONT ELEVATION WITH PROPOSED NEW
FRONT COVERED PORCH ADDITION SCALE 1/4" = 1'-0" 48xp on Sheet Size D 24" X 36"
- ISSUED FOR COMMITTEE OF ADJUSTMENT MINOR VARIANCE - JULY 28, 2026

