

September 15, 2026

Town of Niagara-on-the-Lake

Planning / By-law Services

1593 Four Mile Creek Road

Virgil, Ontario

Re: Fence Variance Application – 1034 Concession 7 Road

Dear Sir/Madam:

Please accept this letter in support of our Fence Variance Application for 1034 Concession 7 Road. The proposed variance is to permit a 6-foot (1.83-metre) open metal-picket fence within the front yard (east side) along the property line as well as returning on both sides (north and south property) with 6-foot (1.83m) chain link fencing.

As discussed at the September 1, 2026 pre-consultation meeting, the purpose of the fence is to support and safeguard private small scale agricultural and residential land-use of the property providing appropriate containment and security.

The standard Fence By-law requirements cannot reasonably be met on this property without materially reducing the functional and secure use of the lot. Due to the configuration of the lot, applying the standard front-yard fence restriction would leave approximately 1,400 square metres (approximately 15,000 square feet) outside the enclosed portion of the property. This is a significant area of land that forms part of the property's current and future use and would otherwise be unnecessarily separated from the rest of the lot.

The requested fence will be an open, transparent metal-picket design that maintains a pleasant aesthetic and visibility through the fence and minimizes impact on sightlines and the rural streetscape. The proposed height is intended to provide effective containment for our dogs and other animals on the property, while also helping to discourage wildlife and other animals from entering cultivated areas and damaging crops activities.

Enclosed in this application I have provided some conceptual images and renderings of approximately what we are looking to achieve.

The proposal maintains the general intent of the Fence By-law by avoiding the visual and streetscape impacts typically associated with a tall, solid front-yard fence, while allowing the property to be safely and efficiently used for agricultural purposes. There is also the intent to have a gate at the driveway. This gate will be set substantially off the property line to ensure any vehicles turning in or out of the property have adequate space to safely transition onto Concession 7. A separate driveway entry permit has been applied for restoring the existing driveway entrance.

Thank you for your consideration of our application.

Sincerely,

Dawn Spironello & Matthew Spironello

Owners – 1034 Concession 7 Road

CURRENT



Proposed - this is an approximated rendering the final product may vary slightly from this.

existing grading is not represented in this rendering, refer to site plan.



Concession 7

entryway to comply with municipal standards and not represented in this rendering

matching gate to be set far onto driveway to ensure vehicles are safely off the road while waiting for gate to open or close



picket metal 6 foot fence
along front property

chain link 6 foot fence
along sides of property

