Planning, Building & Development Services
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
905-468-3266 • Fax: 905-468-0301
www.notl.com

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

DECISION: File No. Minor Variance A-20/26 – 37 Ricardo Street
Assessment Roll Number: 2627010001043000000

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

Minor Variance Application A-20/26 is made to facilitate the construction of a second storey addition, side addition and new garage to the existing dwelling, and to recognize an existing rear deck. The application requests relief as follows:

1. Maximum height from 8.5 metres, as required in the Zoning By-law, to 8.74 metres for the proposed second storey addition; and
2. Maximum rear yard encroachment from 1.5 metres, as required in the Zoning By-law, to 3.58 metres for the existing unenclosed and uncovered deck.

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: October 15, 2026.

The last date for filing a notice of appeal is: November 4, 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 October 15, 2026 to insert electronic signatures of Committeee members below;

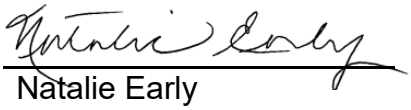
ABSENT
Steve Bartolini
Committee of Adjustment

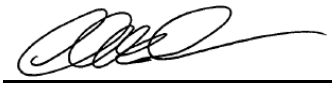

Margaret Louter (Vice Chair)
Committee of Adjustment


Eric Lehtinen (Chair)
Committee of Adjustment

ABSENT
Paul Johnson
Committee of Adjustment

ABSENT
Angelo Miniaci
Committee of Adjustment


Natalie Early
Committee of Adjustment

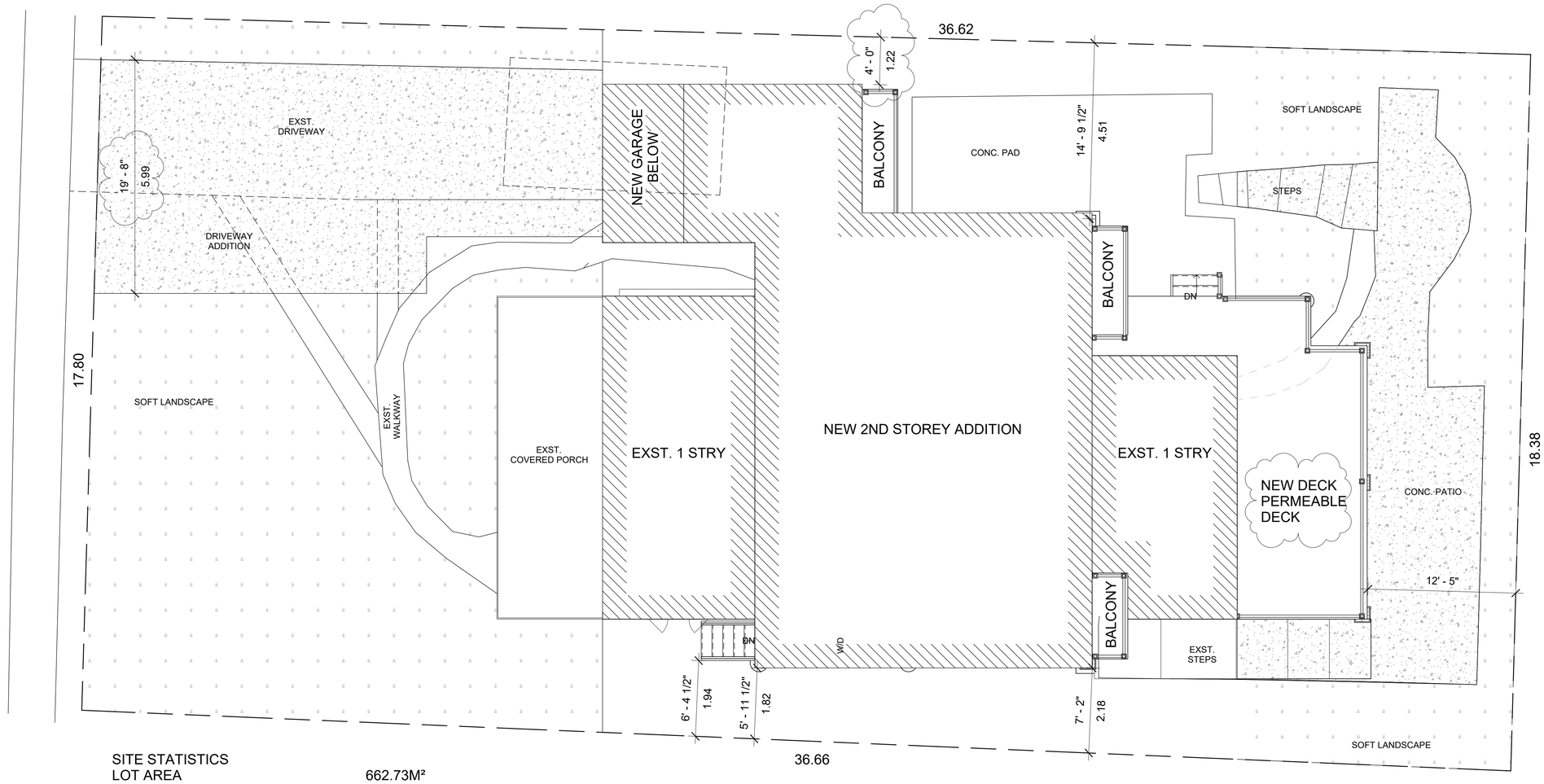

Chris Van de Laar
Committee of Adjustment

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 October 16, 2026.


Natalie Thomson, Secretary-Treasurer

PART 1
PLAN OF
LOT 10
REGISTERED PLAN M-15
NIAGRA ON THE LAKE
REGIONAL MUNICIPALITY OF NIAGRA



SITE STATISTICS

LOT AREA	662.73M²
EXISTING HOUSE	116.15
NEW GARAGE	28.4M²
MAIN FLOOR ADDITION	5M²
SECOND FLOOR ADDITION	118.66M²
FRONT YARD	234.40M²
SOFT LANDSCAPE	129.9M²
PORCH	22.41M²
DRIVEWAY	69.3M²
WALKWAY	12.66M²
REAR YARD	133.19M²
SOFT LANDSCAPE	58.9M²
CONC. PAD	36.4M²
DECK	25.75M²
STEPS	9.9M²

1 Site
3/16" = 1'-0"

GPF Design Service Inc
2572 Eglinton Ave W.
Toronto, Ontario M6M 1T4
416-656-0134 - gpfdesign@hotmail.com
Integrated Design

REGISTERED PROFESSIONAL ENGINEER
G. P. Faraone
100010297
26.08.24
PROVINCE OF ONTARIO

Rev	Description	Date
1	Revision 1	Date 1
	ISSUED FOR PERMIT	2026.08.24
	ISSUED FOR PERMIT	2026.08.14
	ISSUED FOR PERMIT	2026.04.29
	ISSUED FOR PERMIT	2026.04.13

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT
37 RICARDO ST

TITLE
SITE PLAN

CLIENT
DAVID PASCUCCI

DRAWN BY	CHECKED BY	DATE
Author	Checker	03/28/26

SCALE (@ A1)	PROJECT NUMBER
3/16" = 1'-0"	0001

DRAWING NUMBER	REV
A0.1	1

8/25/2026 2:08:43 PM



1 NEW SOUTH
3/8" = 1'-0"

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416-656-0134 - gpfdesign@hotmail.com
Integrated Design

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT
37 RICARDO ST

TITLE
NEW SOUTH ELEV.

CLIENT
DAVID PASCUCCI

DRAWN BY	CHECKED BY	DATE
Author	Checker	03/29/26

SCALE (@ A1)	PROJECT NUMBER
3/8" = 1'-0"	0001

DRAWING NUMBER	REV
A3.1	

9/24/2026 8:44:55 AM



1 NEW NORTH

3/8" = 1'-0"

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416-656-0134 - gpfdesign@hotmail.com
Integrated Design

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT

37 RICARDO ST

TITLE

NEW NORTH ELEV.

CLIENT

DAVID PASCUCCI

DRAWN BY	CHECKED BY	DATE
Author	Checker	03/29/26

SCALE (@ A1)	PROJECT NUMBER
3/8" = 1'-0"	0001

DRAWING NUMBER	REV
A3.2	

9/24/2026 8:45:00 AM



1 NEW WEST

1/4" = 1'-0"

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416-656-0134 - gpfdesign@hotmail.com
Integrated Design

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT

37 RICARDO ST

TITLE

NEW WEST ELEV.

CLIENT

DAVID PASCUCCI

DRAWN BY	CHECKED BY	DATE
Author	Checker	03/29/26

SCALE (@ A1)	PROJECT NUMBER
1/4" = 1'-0"	0001

DRAWING NUMBER	REV
A3.3	

9/24/2026 8:45:03 AM



1 NEW EAST

1/4" = 1'-0"

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Rev	Description	Date
1	Revision 1	Date 1

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT

37 RICARDO ST

TITLE

NEW EAST ELEV.

CLIENT

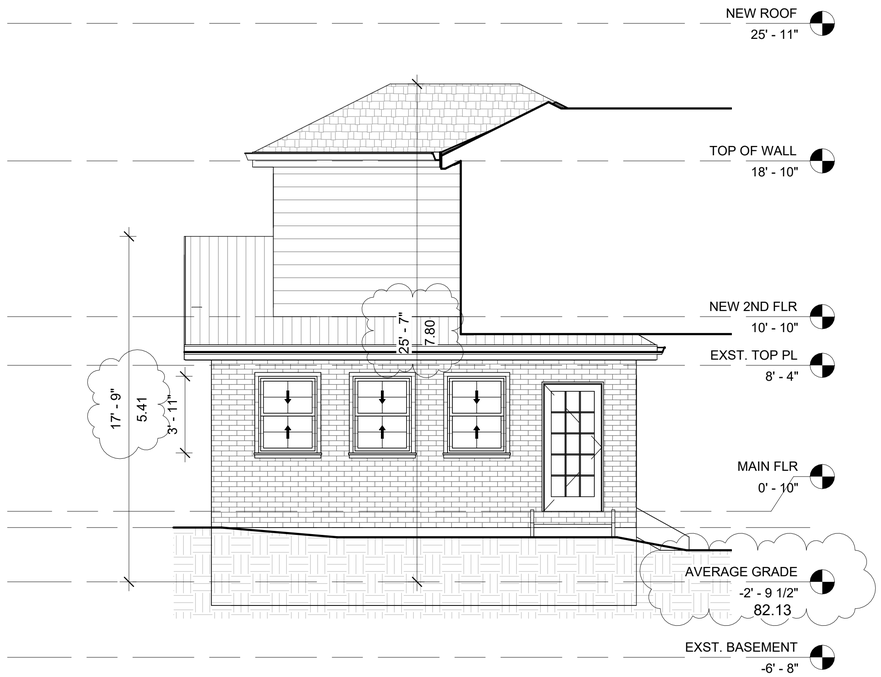
DAVID PASCUCCI

DRAWN BY	CHECKED BY	DATE
Author	Checker	03/29/26

SCALE (@ A1)	PROJECT NUMBER
1/4" = 1'-0"	0001

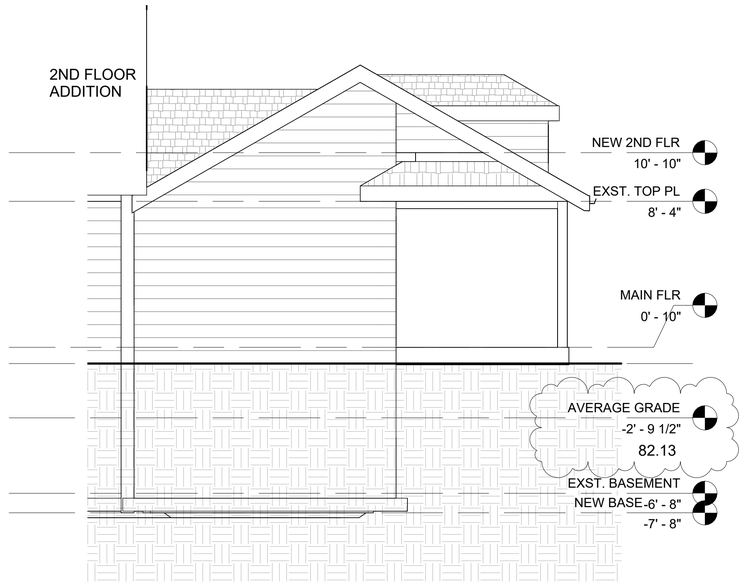
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A3.4	1

9/24/2026 8:45:06 AM



1 GARAGE ELEVATION

1/4" = 1'-0"



2 INSIDE WEST ELEV.
HOUSE

1/4" = 1'-0"

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Rev	Description	Date
1	Revision 1	Date 1

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

PROJECT

37 RICARDO ST

TITLE

INSIDE ELEVATIONS

CLIENT

DAVID PASCUCCI

DRAWN BY	CHECKED BY	DATE
Author	Checker	03/29/26

SCALE (@ A1)	PROJECT NUMBER
1/4" = 1'-0"	0001

DRAWING NUMBER	REV
A3.5	1

9/24/2026 8:45:07 AM