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

File No:	Date of Receipt:
Town Fee ($):	Regional Fee ($):
NPCA Fee ($):	Other Fee ($):

(Office Use Only)

Application for Minor Variance, Fence Variance, Sign Variance or Legal Non-Conforming Use Permission

Under the *Planning Act, R.S.O. 1990 c. P.13, as amended*

A pre-consultation meeting with Community & Development Services Staff is required prior to applying for Minor Variance, Fence Variance, Sign Variance, or Legal Non-Conforming Use Permission.

Please complete all applicable sections of this application. All measurements are to be provided in metric units. The information requested on this application is required to review the proposal. An incomplete application will be returned to the Registered Owner/Authorized Agent. If you have questions regarding the information requested on this application, please contact the Community & Development Services Department.

All information requested on this form is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and the provisions of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56. The requested information on this application and all accompanying plans, reports, and information is required in order to process this application and will form part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information. Questions about the collection of information can be made to the Town Clerk.

1. Type of Application

■ Minor Variance ☐ Fence Variance ☐ Sign Variance ☐ Legal Non-Conforming Use Permission

2. Details of the Subject Lands

Municipal Address	Assessment Roll Number
687 Concession 5	262702002020400

Legal Description: PT TWP LT 101 NIAGARA AS IN RO129919; NIAGARA-ON-THE-LAKE

Date the subject lands were acquired	Lot Area (metric)	Lot Frontage (metric)	Lot Depth (metric)
MARCH 31 2026	10,143.99 m²	101.58 m	100.09 m

Description of easements, rights-of-way, or restrictive covenants applicable to the subject lands (if applicable):

3. Registered Owner (as shown on the deed and title of the property)

Name	Company Name	Municipality	
William Baker		NOTL	
Mailing Address		**Unit Number**	**Postal Code**
PO BOX 2 VIRGIL			L0S 1T0
Province	**Email**	**Telephone**	
ONTARIO	BBAKER1960@LIVE.COM	9056585557	

4. Authorized Agent (if one has been authorized)

Name	Company Name	Municipality	
THOMAS BAKER		NOTL	
Mailing Address		**Unit Number**	**Postal Code**
1621 CONCESSION 6 ROAD			L0S1J0
Province	**Email**	**Telephone**	
ONTARIO	tbaker@collectiverealty.ca	9056589488	

Contact for all future correspondence (select one): ☐ Registered Owner ■ Authorized Agent

5. Official Plan and Zoning Information

Existing Niagara Regional Official Plan designation(s) of the subject lands:
SPECIALTY CROP AREA

Existing Town of Niagara-on-the-Lake Official Plan designation(s) of the subject lands:
AGRICULTURAL

Existing Town of Niagara-on-the-Lake Zoning of the subject lands:

6. Details of the Proposal

Identify the nature and extent of relief from the Zoning By-law, Fence By-law, or Sign By-law:
Maximum permitted building height of 4.5 m under the applicable zoning requirements. The building heigh needed , measured to the midpoint of the roof, is 5.8 m

Explain why the proposed use cannot comply with the provisions of the Zoning By-law, Fence By-law, or Sign By-law:
This cannot comply because the height of the equipment I need to be stored inside. There extra 1.3M is needed

7. Existing Buildings, Structures, and Uses

Identify the existing use(s) of the subject lands and the length of time the existing use(s) have continued:

HOUSE 14 years approx

Type of building or structure				
Construction date				
Existing use(s)				
Time the existing use(s) have continued				
Front yard setback (m)				
Rear yard setback (m)				
Side yard setback (m)				
Side yard setback (m)				
Height (m)				
Gross floor area (sq m)				
Lot coverage (sq m)				

8. Proposed Buildings, Structures, and Uses (if applicable)

Identify the proposed use(s) of the subject lands:
Storage of equipment and hobby equipment

Type of building or structure	Garage/Accessory Bu			
Construction date				
Proposed use(s)				
Front yard setback (m)	82.94m			
Rear yard setback (m)	6.20M			
Side yard setback (m)	29.60m			
Side yard setback (m)	45.53m			
Height (m)	5.8m			
Gross floor area (sq m)	297.29m			
Lot coverage (sq m)				

9. Access (select all that apply)

Identify how the subject lands will be accessed:

- ■ Public road maintained all year
- ☐ Public road maintained seasonally
- ☐ Niagara River Parkway
- ☐ Private easement/Right-of-way
- ☐ Provincial highway
- ☐ Waterway

If the subject lands will be accessed by a waterway only, identify the parking and docking facilities to be used and the approximate distance of these facilities from the subject lands to the nearest public road:

10. Servicing (select all that apply)

Identify how the subject lands will be serviced:

Water

- ■ Publicly owned and operated piped water system
- ☐ Privately owned and operated individual well
- ☐ Privately owned and operated communal well
- ☐ Lake or other water body
- ☐ Other: _____

Sewage Disposal

- ☐ Publicly owned and operated sanitary sewage system
- ■ Privately owned and operated individual septic system
- ☐ Privately owned and operated communal septic system
- ☐ Privy
- ☐ Other: _____

Storm Drainage

- ☐ Sewers
- ■ Ditches/swales
- ☐ Other: _____

11. Sign Details (for Sign Variance only)

Identify the type of work being proposed:

☐ Erect new sign ☐ Alter existing sign ☐ Repair existing sign ☐ Relocate existing sign ☐ Add electrical component to existing sign

Identify the material or finish of the proposed sign:

Length of proposed sign (m)		Minimum height above grade (m)	
Height of proposed sign (m)		Maximum height of proposed sign (m)	
Depth of proposed sign (m)		Projection of proposed sign, if applicable (m)	

Identify the type and number of signs to be erected:

Type	No.	Type	No.	Type	No.
☐ Awning		☐ Banner		☐ Canopy	
☐ Construction		☐ Directional		☐ Directory	
☐ Ground		☐ Mobile		☐ Neon (No Flashing)	
☐ Pole		☐ Projecting		☐ Sandwich	
☐ Subdivision		☐ Window		☐ Wall	

12. Previous Applications

Have the subject lands ever been the subject of an application under the *Planning Act, R.S.O. 1990, c. P.13, as amended* for approval of a plan of subdivision or condominium, a consent, a minor variance, a site plan, an official plan amendment, or a zoning by-law amendment?

☐ Yes ☐ No ☐ Unknown

If yes, provide the information requested below for each previous application:

Application Type	File Number	Status of the Application
Building Permit (GRANTED)	BP-21269	Stopped

13. Concurrent Applications

Application Type	File Number	Status of the Application

14. Checklist of Requirements for a Complete Application (all boxes must be checked)

The following plans, reports and, information must accompany this application in a digital format (pdf):

- ■ One copy of the Pre-Consultation Agreement;
- ■ All applicable application fees (payable by cheque, cash, or debit);
- ■ A sketch of the subject lands;
- ☐ A sketch of the proposed fence/sign, (Fence and Sign Variances only);
- ■ All required plans, reports and, information identified on the Pre-Consultation Agreement;

This application will be circulated to various agencies for review and comment. Where the scope or nature of the application requires input from a large number of agencies, additional copies of this application and accompanying plans, reports, and information may be required.

15. Checklist of Drawing Requirements (all applicable boxes must be checked)

Plans and drawings accompanying this application must show the following information, in metric units:

- ☐ North arrow;
- ■ Metric scale;
- ■ The boundaries and dimensions of the subject lands;
- ■ The location, size, type, and setbacks of all existing and proposed buildings and structures on the subject lands;
- ☐ Natural and artificial features located within or adjacent to the subject lands, such as buildings, railways, roads/highways, pipelines, watercourses, drainage ditches, top of banks, wetlands, wooded areas, wells, septic tanks, and parking and docking facilities (if access to the subject lands is by waterway only), or any other features that may affect this application in the opinion of the Registered Owner/Authorized Agent;
- ☐ The existing use(s) of adjacent lands (for example, residential, agricultural, or commercial);
- ■ The location, width and name any road/highway within or abutting the subject lands, and indicating whether it is an unopened road allowance, a public road, a private road, or a right-of-way; and
- ☐ The location and nature of any easement affecting the subject lands (if applicable).

Community & Development Services Staff may request that additional information be provided in the plans and drawings that accompany this application, based on the scope and nature of the proposal.

16. Plans, Reports, and Information Submitted with this Application

Identify all plans, reports, and information submitted with this application:

No.	Title	Date	Author
1	Drawings		
2	Septic		
3			
4			
5			
6			

17. Acknowledgement and Agreement of Registered Owner

I, WILLIAM BAKER **AM THE REGISTERED OWNER OF THE SUBJECT LANDS AND**
(Name of Registered Owner/Company)

I ACKNOWLEDGE AND AGREE that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

I ACKNOWLEDGE AND AGREE that the Town of Niagara-on-the-Lake, its employees and agents may enter onto my property to view, photograph and survey my property as necessary for this application.

I ACKNOWLEDGE AND AGREE that all costs of processing this application shall be paid for by the Registered Owner. The Registered Owner shall reimburse the Town of Niagara-on-the-Lake, upon demand, for all costs incurred by the Town of Niagara-on-the-Lake in respect of this application. Without limiting the foregoing, the Registered Owner acknowledges and agrees to pay such expenses regardless of whether or not this application is approved or proceeded with and are not refundable. If costs are not paid by the due date imposed by the Town of Niagara-on-the-Lake, the Registered Owner understands and acknowledges that the costs will be added to the tax bill of the subject lands and collected in like manner as property taxes.

(Signature of Registered Owner)

10/08/2026
(Date)

18. Authorization of Registered Owner

If this application is being submitted by an Authorized Agent, the Registered Owner of the subject lands must complete this section. If there is more than one Registered Owner, a separate authorization from each individual or corporation is required. An additional copy of this page must be attached for each Registered Owner.

I, William Baker **AM THE REGISTERED OWNER OF THE SUBJECT LANDS**
(Name of Registered Owner/Company)

AND HEREBY AUTHORIZE Thomas Baker
(Name of Authorized Agent/Company)

TO SUBMIT THIS APPLICATION to the Town of Niagara-on-the-Lake, appear on my behalf at any hearing(s) of this application, and provide any information or material required by the Town of Niagara-on-the-Lake relevant to this application.

I UNDERSTAND that all information requested on this form is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.13, as amended*, and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Niagara-on-the-Lake website or by other means. The name and business address of the Registered Owner and/or Authorized Agent is public information.

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(Signature of Registered Owner)

10/08/2026
(Date)

19. Sworn Declaration

I, WILLIAM A. BAKER OF THE TOWN NIAGARA ON THE LAKE
(Name of Registered Owner/Company or Authorized Agent/Company) (Name of City, Town, Township, etc.)

IN THE REGIONAL MUNICIPALITY OF NIAGARA
(Name of Regional Municipality or Province)

DO SOLEMNLY DECLARE that the information contained in this application and that the information contained in the documents that accompany this application is true and complete.

Declared before me in Town of Niagaraonthelake (Name of City, Town, Township, etc.) in the Regional Municipality of Niagara (Name of Regional Municipality or Province)

on this 8 day of Oct (Month), 2026 (Year).

(Signature of Registered Owner/Authorized Agent)

(Signature of Commissioner of Oath)

Kim Renee Cochrane, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Town of Niagara-on-the-Lake.
Expires December 11, 2027.

THIS APPLICATION MUST BE SUBMITTED TO:

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Planning, Building & Development Services
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Virgil, ON L0S 1T0

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