**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**

**DECISION:** File No. Minor Variance A-03/26 – 412 Four Mile Creek Road
**Assessment Roll No. 2627020024092000000**

**Description of the Land and Purpose and Effect of the Proposed Fence Variance:**

Fence Variance Application FV-03/26 is made to facilitate the construction of an exterior side yard fence and requests relief as follows:

1. Maximum height of a fence in an exterior side yard from 1.0 metres, as required in the Fence By-law, to 1.6 metres for the proposed 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 Fence By-law is maintained.
d. The general intent and purpose of the Official Plan is maintained.

**Date of Decision: November 19, 2026.**

**The last date for filing a notice of appeal is December 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 November 19, 2026 to insert electronic signatures of Committee members below;

ABSENT
Steve Bartolini
Committee of Adjustment

Margaret Louter
Margaret Louter (Vice Chair)
Committee of Adjustment

ABSENT
Eric Lehtinen (Chair)
Committee of Adjustment

ABSENT
Paul Johnson
Committee of Adjustment

Angelo Miniaci
Committee of Adjustment

Natalie Early
Committee of Adjustment

Chris Van de Laar
Committee of Adjustment

I, Alex Boekestyn, 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 November 20, 2026.

Alex Boekestyn, Secretary-Treasurer