

From:



Subject:

Re: Request for comment - 46 Shakespeare Avenue, Minor Variance A-12/25

Date:

June 5, 2025 2:54:34 PM

Natalie,

Building services has no comments on this application.

Thank you

Walter Klassen

Manager of Building Services/Chief Building Official



Town of Niagara-on-the-Lake

1593 Four Mile Creek Road

P.O. Box 100, Virgil, ON L0S 1T0

Telephone: (905) 468-3266

Website: www.notl.com

From:



Subject:

Re: Request for comment - 46 Shakespeare Avenue, Minor Variance A-12/25

Date:

June 5, 2025 3:11:03 PM

Good afternoon, Natalie

Fire has no comment on this MV application at this time.

Thank you,

Brad Disher

Chief Fire Prevention Officer



Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
Telephone: (905) 468-3266
Website: www.notl.com

From:



Subject:

RE: Request for comment - 46 Shakespeare Avenue, Minor Variance A-12/25

Date:

June 26, 2025 5:43:51 PM

Hi Natalie,

There are no heritage related concerns.

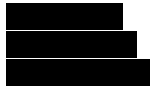
Regards,

**Sumra Zia B. Arch., Dipl. Architectural Conservation
Heritage Planner**



Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
Telephone: (905) 468-3266
Website: www.notl.com

From:



Subject:

Minor Variance for A12/96 - 46 Shakespeare and Precon for 796 East and West Line

Date:

July 3, 2025 10:41:46 AM

Good Morning Alex,

A12/25 - 46 Shakespeare Avenue:

The Operations Department has no comments on concerns regarding the increased encroachments for the purpose of an expanded verandah.

It should be noted for future reference that the only reason we are approving the increased encroachment in side yard setback is because we acknowledge the tight quarters in the Chautauqua area and the side-yard encroachment related to overhanging eaves only which has no impact on access for maintenance, airflow and accessibility at ground level.

Sincerely,

Marci

Marci Weston

Engineering Technologist – Traffic and Transit



From:



Subject:

RE: Request for comment - 46 Shakespeare Avenue, Minor Variance A-12/25

Date:

June 19, 2025 9:20:39 AM

CAUTION: This email originated from outside the Town of Niagara-on-the-Lake. Use caution when clicking on a link or opening an attachment, unless you were expecting it or know that the content is safe. Forward the email to IT to validate.

Hi Natalie,

Pursuant to the *Planning Act*, as of March 31, 2025, Niagara Region no longer holds planning authority as an upper-tier municipality. As a result, the Niagara Official Plan (NOP) now functions as the official plan for all lower-tier municipalities within the Region. This plan remains in effect until a local municipality amends or revokes it.

Accordingly, Town staff should ensure that the application conforms to the policies of the NOP.

Under the *Planning Act*, an upper-tier municipality may provide planning advice and support to lower-tier municipalities, subject to mutual agreement. Niagara Region is in the process of entering into a Planning Service Agreement with the Town of Niagara-on-the-Lake to continue offering planning support in the following areas:

- Land use compatibility
- Former landfill sites
- Gas wells
- Water protection screening
- Environmental planning
- Urban design (on Regional Roads)

The subject property is impacted by the Natural Environment System (NES) of the Niagara Official Plan (NOP), consisting of a Life Science Area of Natural and Scientific Interest (ANSI) and Significant Woodland. NOP Policy 3.1.9.8.1 requires the completion of an Environmental Impact Study (EIS) when development or site alteration is proposed within 120 m of Significant Woodland and within 50 m of an ANSI. The proposed addition is within these setbacks but is separated from the NES by the existing dwelling. As such, Regional Environmental Planning staff offer no recommendations for the minor variance and are of the opinion it conforms to the environmental policies of the NOP.

There are no other Regional interests affected by the application.

I hope this information is of assistance. Please let me know if you have any questions.

Kind regards,

Amy

Amy Shanks, MCIP, RPP

Senior Development Planner / Project Manager, Transportation
Niagara Region

From:



Subject:

RE: Request for comment - 46 Shakespeare Avenue, Minor Variance A-12/25

Date:

June 9, 2025 3:05:29 PM

Hi Natalie,

The Property Tax department has no issues with the application at 46 Shakespeare Ave.
Thank you.

Have a Fantastic Week!

Donna Lake

Revenue Coordinator



Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
P.O. Box 100, Virgil, ON L0S 1T0
Telephone: (905) 468-3266
Website: www.notl.com

From:



[Redacted]

[Redacted]

[Redacted]

Subject:

RE: Request for comment - 46 Shakespeare Avenue, Minor Variance A-12/25

Date:

June 23, 2025 9:57:32 AM

Hi Connor, sounds good. My main concern is the large Town owned Oak tree in front of the property. Maybe we can add a note that no equipment or machinery can be stored anywhere on the front lawn.

Thank you

Harry Althorpe

By-Law Enforcement Officer - Urban Forestry



Town of Niagara-on-the-Lake

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