

# NOTICE OF APPLICATION AND ELECTRONIC PUBLIC HEARING



<b>What:</b>	Notice of <b>Application and Hybrid Public Hearing for the Committee of Adjustment</b> (under Section 53 of the <i>Planning Act, R.S.O. 1990, as amended</i> ).
<b>When:</b>	<b>Thursday, August 15, 2024 at 6:00 pm</b>
<b>Where:</b>	Hybrid meeting in-person at Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil <b>or</b> electronically via the directions below (Microsoft Teams).
<b>Regarding:</b>	<b>Consent Application B-07/24 and B-08/24 – 216 and 224 Hunter Road</b>

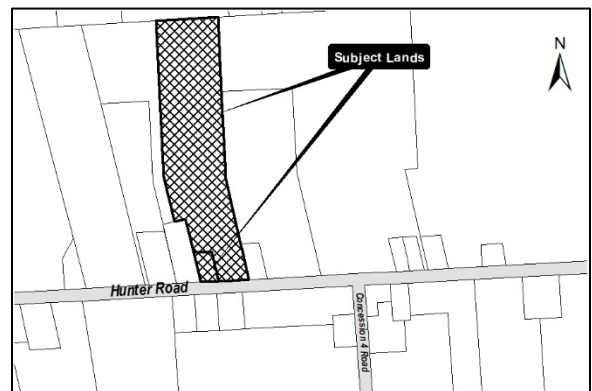


## What is the proposal?

The subject lands are known municipally as 216 and 224 Hunter Road, lying on the north side of Hunter Road, west of Concession 4 Road, Niagara-on-the-Lake.

**Consent application B-07/24** proposes a boundary adjustment by conveying a 3088.8 square metre parcel (Part 2) of land from 224 Hunter Road to be merged with 216 Hunter Road for continued residential use, which would result in a total lot area of 4550.1 square metres with 42.42 metres of frontage along Hunter Road.

**Consent application B-08/24** proposes a partial discharge of mortgage and to sever a proposed surplus farm dwelling (Part 1) municipally known as 224 Hunter Road. The existing agricultural lands (Part 4, 5 and 6) will merge with abutting lands (Part 7) as a farm consolidation for continued agricultural use.



## Dialogue is encouraged:

Written comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, August 14, 2024 at 12:00 pm** at 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON, L0S 1T0, or via email at [natalie.thomson@notl.com](mailto:natalie.thomson@notl.com).

If you wish to participate and make an oral presentation at the Hybrid Public Hearing of the Committee, you must register with the Secretary-Treasurer Committee of Adjustment at the contact information provided. Following registration, you will be provided with the option to attend in-person or instructions to connect to the Electronic Public Hearing on your computer, tablet or telephone.

At this time, written comments are encouraged. All submitted comments become part of a public record and will be circulated to the Committee of Adjustment, Town staff, the owner/agent for the application and the Ontario Land Tribunal if the application decision is appealed.



**For more information:**

For more information regarding this matter, please contact Natalie Thomson, Secretary-Treasurer Committee of Adjustment, at 905-468-3266 ext. 312 or via email at [natalie.thomson@notl.com](mailto:natalie.thomson@notl.com).

Additional information and material regarding the application(s) may be obtained via the Town's web-site, <https://www.notl.com/business-development/planning-services/committee-adjustment>



If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed application, you must make a written request to the Secretary-Treasurer Committee of Adjustment, 1593 Four Mile Creek Road, Niagara-on-the-Lake, P.O. Box 100, Virgil, ON, L0S 1T0, or email at [natalie.thomson@notl.com](mailto:natalie.thomson@notl.com)

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)*).

August 1, 2024

