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| <b>What:</b>      | Notice of <b>Application and Hybrid Public Hearing for the Committee of Adjustment</b> (under Section 45 of the <i>Planning Act, R.S.O. 1990, as amended</i> ). |
| <b>When:</b>      | <b>Thursday, January 16, 2025 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>Minor Variance Application A-21/24 – 20 Circle Street</b>  |

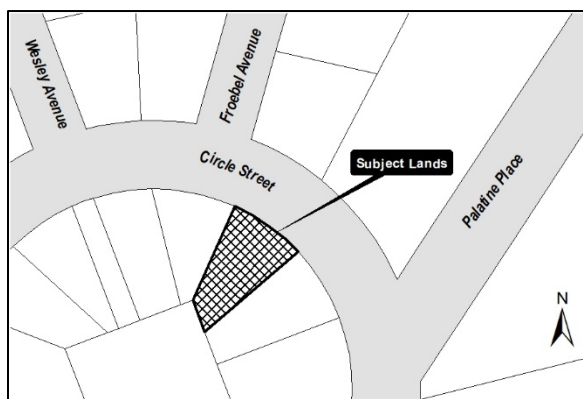


**What is the proposal?**

The subject lands are known municipally as 20 Circle Street, lying on the north east side of Circle Street, west of Palatine Place in Old Town, Niagara-on-the-Lake.

Minor Variance Application A-21/24 is made to facilitate the construction of a single-detached dwelling and requests relief as follows:

1. Minimum front yard setback from 7.5 metres, as required in the Zoning By-law, to 6.25 metres for the proposed covered front porch;
2. Minimum front yard setback from 7.5 metres, as required in the Zoning By-law, to 6.49 metres for the proposed dwelling; and
3. Minimum side yard setback from 1.22 metres, as required in the Zoning By-law, to 0.85 metres for the proposed rear covered portico.



**Dialogue is encouraged:**

Written or video comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, January 15, 2025 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)*).

January 6, 2025

