

# NOTICE OF APPLICATION AND ELECTRONIC PUBLIC HEARING



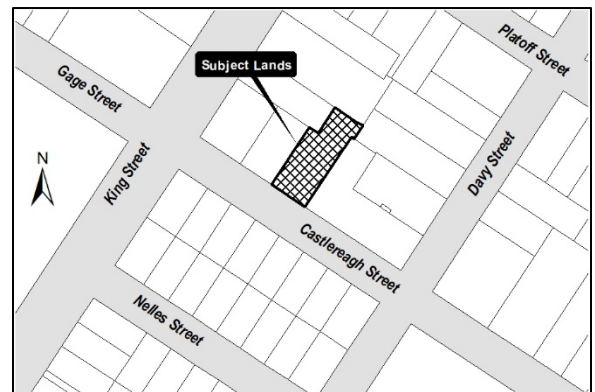
<b>What:</b>	Notice of <b>Application and Hybrid Public Hearing for the Committee of Adjustment</b> (under Section 45 of the <i>Planning Act</i> , R.S.O. 1990, as amended).
<b>When:</b>	<b>Thursday, February 20, 2025 at 6:00 pm</b>
<b>Where:</b>	Hybrid meeting in-person at Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil <b>or</b> electronically via the directions below (Microsoft Teams).
<b>Regarding:</b>	<b>Minor Variance Application A-01/25 – 25 Castlereagh Street</b>



## What is the proposal?

The subject lands are known municipally as 25 Castlereagh Street, lying on the north side of Castlereagh Street and east of King Street in Old Town, Niagara-on-the-Lake.

Minor Variance Application A-01/25 is made to facilitate additional office space in conjunction with the adjacent Niagara-on-the-Lake Museum (43 Castlereagh Street) in an existing single-detached dwelling (25 Castlereagh Street). To accommodate the proposal, the following variances are requested:



- To permit the following use on the subject lands associated with the Niagara-on-the-Lake Museum, until such time as the use is established through a Zoning By-law Amendment and Site Plan Amendment, whereas only permitted uses within the Established Residential (ER) Zone are permitted.
  - Professional office and office-related uses including storage, meeting and research rooms, to a maximum gross floor area (GFA) of 217 square metres.
- To permit two (2) required parking spaces with one space in tandem, whereas three (3) spaces are required for the non-residential uses requested in Variance #1 in the Zoning By-law and tandem parking is not permitted;
- That the requirement for an accessible parking space be reduced to zero (0), whereas a minimum of one (1) accessible parking space is required for the non-residential uses requested in Variance #1, until such time as a Zoning By-law Amendment is approved;
- Minimum interior side setback from 1 metre, as required in the Zoning By-law, to 0.5 metres for the proposed parking space;
- Minimum rear yard setback from 1.52 metres, as required in the Zoning By-law, to 1.2 metres for the existing shed; and
- Minimum side yard setback from 1.52 metres, as required in the Zoning By-law, to 0.7 metres for the existing shed.



### Dialogue is encouraged:

Written or video comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, February 19, 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.

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)).

February 6, 2025

