

NOTICE OF APPLICATION AND ELECTRONIC PUBLIC HEARING



What:

Notice of **Application and Hybrid Public Hearing for the Committee of Adjustment** (under Section 45 of the *Planning Act, R.S.O. 1990, as amended*).

When:

Thursday, May 15, 2025 at 6:00 pm

Where:

Hybrid meeting in-person at Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil **or** electronically via the directions below (Microsoft Teams).

Regarding:

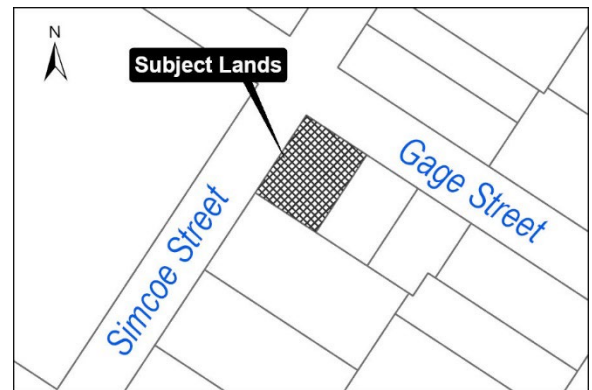
Minor Variance Application A-05/25 – 310 Simcoe Street



What is the proposal?

The subject lands are known municipally as 310 Simcoe Street, lying on the south east corner of Simcoe Street and Gate Street in Old Town, Niagara-on-the-Lake.

Minor Variance Application A-05/25 is made to facilitate the construction a new single detached dwelling with an attached garage and requests relief as follows:





1. Maximum lot coverage from 33%, as required in the Zoning By-law, to 37.5% for the proposed single detached dwelling;
2. Minimum front yard setback from 7.5 metres, as required in the Zoning By-law, to 6.13 metres for the garage;
3. Minimum front yard setback from 7.5 metres, as required in the Zoning By-law, to 4.55 metres for building facade;
4. Minimum front yard setback from 7.5 metres, as required in the Zoning By-law, to 4.05 metres for the covered front porch; and
5. Maximum step encroachment from 1.5 metres, as permitted in the Zoning By-law, to 3.76 metres for the proposed unenclosed and uncovered front step



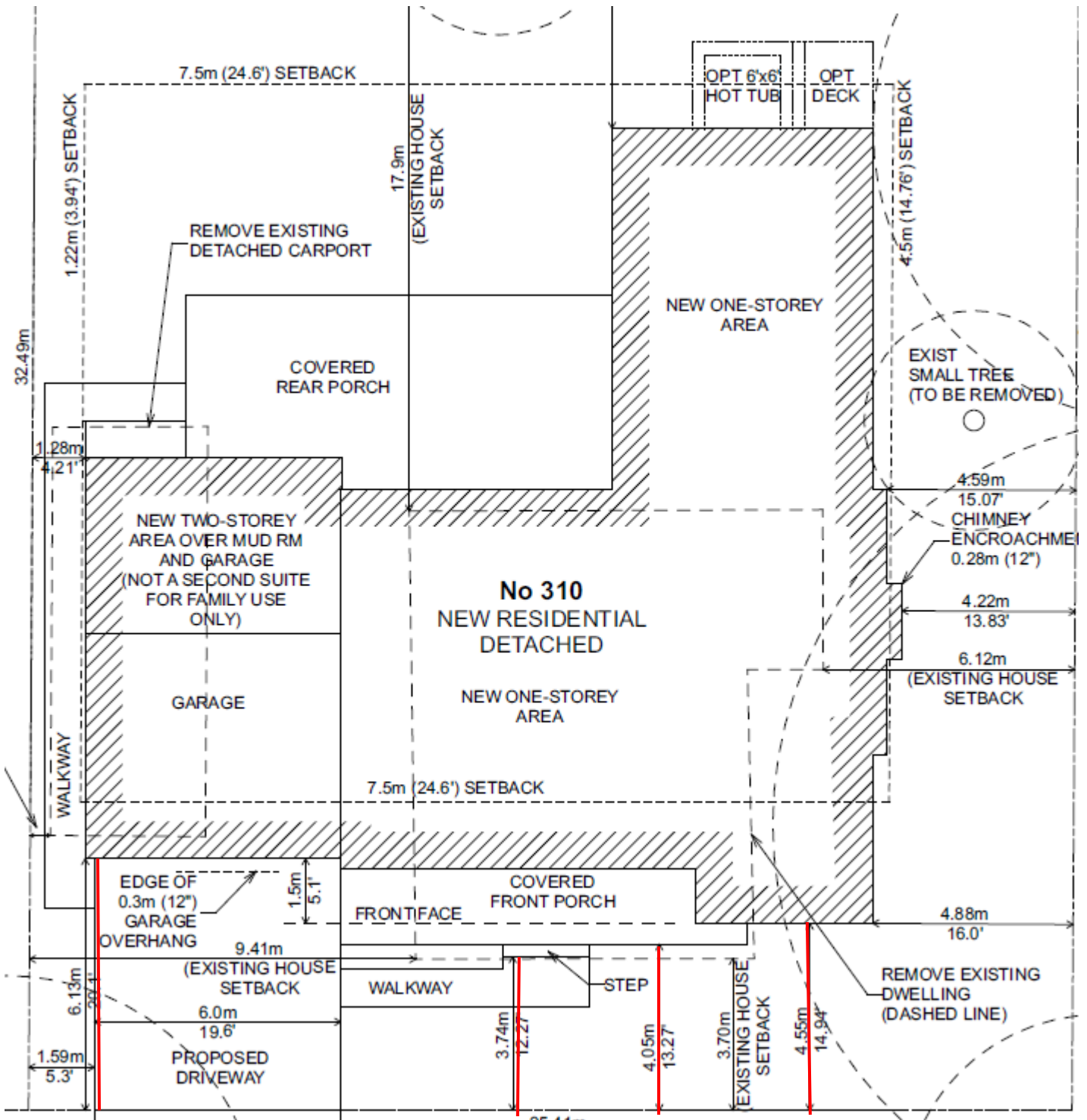
Dialogue is encouraged:

Written or video comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, May 14, 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.

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

	<p>attend in-person or instructions to connect to the Electronic Public Hearing.</p> <p>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.</p>
	<p>For more information:</p> <p>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.</p> <p>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</p>
	<p>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</p> <p>Please note neighbours and other interested parties not defined by the <i>Planning Act</i> are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022.</p> <p><i>Planning Act</i> appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a "specified person" (as defined by <i>Planning Act</i> 1(1)), and any "public body" (as defined by <i>Planning Act</i> 1(1)).</p> <p>May 1, 2025</p>

To permit an increase in lot coverage



To permit reduction in front yard setback

To permit an increase in step encroachment