

NOTICE OF APPLICATION AND ELECTRONIC PUBLIC HEARING



What:

Notice of **Application and Hybrid Public Hearing for the Committee of Adjustment** (under Section 45 and 53 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:

Consent Application B-04/25 and Minor Variance Application A-08/25
944 Concession 1 Road



What is the proposal?

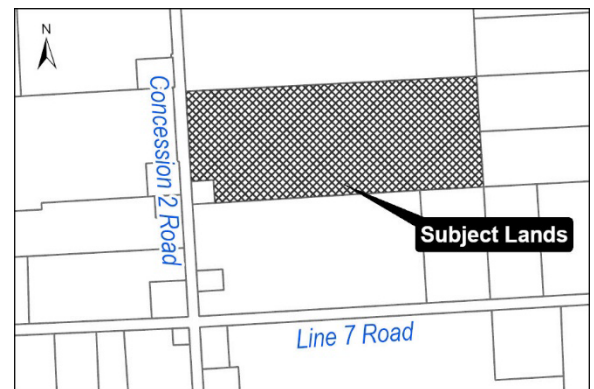
The subject lands are known municipally as 767 Concession 2 Road, located on the east side of Concession 2 Road, between Line 6 and Line 7 Road, Niagara-on-the-Lake.

Consent Application B-04/25 proposes to adjust the boundary by conveying a 103,486.2 square meter parcel of land (Part 2) to be merged with the abutting lands (Part 3) known municipally as 745 Concession 2 Road for continued agricultural use.

The existing parcel containing a single-detached dwelling and detached garage will remain on the retained lot.

Minor Variance Application A-08/25 is made to recognize existing conditions on the proposed new parcel of land and requests relief as follows:



1. Minimum lot depth of 60.96 metres, as required in the Zoning By-law, to 58.40 metres for the proposed new lot.



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>

PIN 46377-0076(LT)

PART 4

CONCESSION 2 ROAD

(ROAD ALLOWANCE PUBLIC)

