

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, July 17, 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:

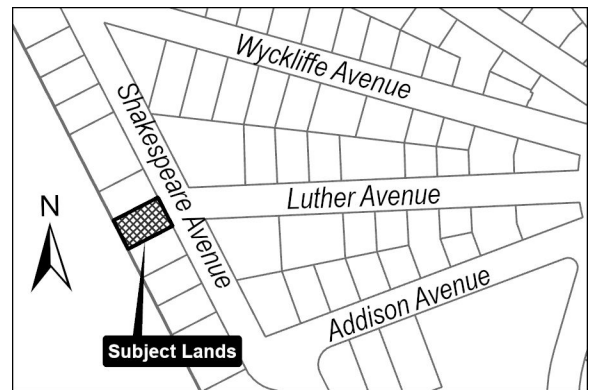
Minor Variance Application A-12/25 – 46 Shakespeare Avenue



What is the proposal?

The subject lands are known municipally as 46 Shakespeare Avenue, located on the west side of Shakespeare Avenue, west of Luther Avenue, Niagara-on-the-Lake.

Minor Variance Application A-12/25 is made to recognize the construction of an addition to the existing single-detached dwelling, covered porch and verandah areas and requests relief as follows:



1. Maximum lot coverage from 40 %, as required in the Zoning By-law, to 51.5 % for the proposed garage addition, covered porch, and veranda;
2. Minimum front yard setback from 7.5 metres, as required in the Zoning By-law, to 6.25 metres for the proposed garage addition;
3. Minimum front yard setback from 7.5 metres, as required in the Zoning By-law to 3.28 metres for the covered front porch;
4. Maximum step encroachment into a front yard from 1.5 metres, as permitted in the Zoning By-law, to 5.36 metres for the proposed unenclosed and uncovered steps;
5. Maximum deck encroachment into a front yard from 1.5 metres, as permitted in the Zoning By-law, to 4.93 metres for the existing deck;
6. Minimum rear yard setback from 7.5 metres, as required in the Zoning By-law, to 5.50 metres for the covered rear porch;
7. Maximum deck encroachment into a rear yard from 1.5 metres, as permitted in the Zoning By-law, to 7.5 metres for the proposed deck;
8. Maximum step encroachment into a rear yard from 1.5 metres, as permitted in the Zoning By-law, to 3.29 metres for the proposed unenclosed and uncovered steps;
9. Minimum side yard setback from 1.22 metres, as required in the Zoning By-law, to 0.39 metres for the proposed covered porch; and
10. Maximum deck encroachment into a side yard from 0.6 metres, as permitted in the Zoning By-law, to 0.72 metres for the proposed deck.



Dialogue is encouraged:

Written or video comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, July 16, 2025 at 12:00 pm** at 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON, L0S 1T0, or via email at planning.development@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 planning.development@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 planning.development@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)).

July 7, 2025

