

NOTICE OF APPLICATION AND ELECTRONIC PUBLIC HEARING



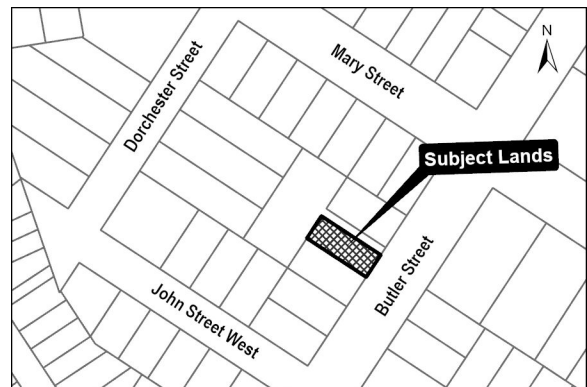
What:	Notice of Application and Hybrid Public Hearing for the Committee of Adjustment (under Section 53 of the <i>Planning Act</i> , R.S.O. 1990, as amended).
When:	Thursday, August 21, 2025 at 6:00 pm
Where:	Hybrid meeting in-person at Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil or electronically via the directions below (Microsoft Teams).
Regarding:	Consent Application B-13/24 – 479 Butler Street – Change of Conditions



What is the proposal?

The subject lands are known municipally as 479 Butler Street, lying on the west side of Butler Street, south of Mary Street in Old Town, Niagara-on-the-Lake.

Consent Application B-13/24 was provisionally approved by the Committee of Adjustment on November 21st, 2024 subject to a list of conditions. Consent application B-13/24 proposed to entirely convey, through a boundary adjustment, the currently vacant lot known municipally as 479 Butler Street in equal parts to the adjacent parcels, being 477 Butler Street and 485 Butler Street.



Section 53 (23) of the *Planning Act* allows the Committee of Adjustment to change the conditions of Provisional Consent at any time before the consent is given (before the Final Certificate is issued). As part of the provisional approval, the applicant was provided with a list of conditions that are to be satisfied within two years of the date of the notice of decision (by November 21, 2026).



The applicant has submitted a formal request to remove condition 1.1.5 of Consent Application B-13/24, which reads:

- That all existing servicing laterals connecting to 479 Butler Street (Part 2 and Part 3) be identified, disconnected and capped at the main, with any necessary Permit Approvals completed to the satisfaction of the Town's Environmental Services Division.



Dialogue is encouraged:

Written or video comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, August 20, 2025 at**

	<p>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.</p> <p>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.</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>August 7, 2025</p>

