

NOTICE OF APPLICATION AND ELECTRONIC PUBLIC HEARING



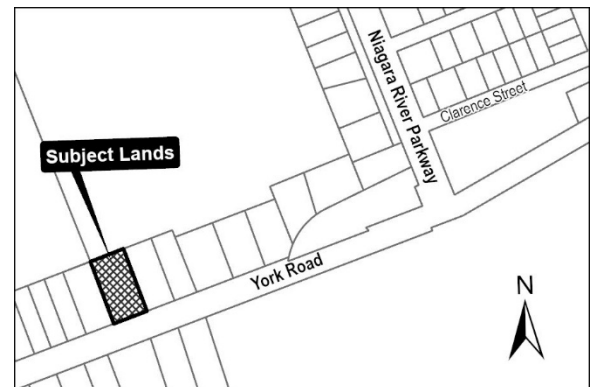
What:	Notice of Application and Hybrid Public Hearing for the Committee of Adjustment (under Section 53 of the <i>Planning Act, R.S.O. 1990, as amended</i>).
When:	Thursday, September 18, 2025 at 6:00 pm
Where:	Hybrid meeting in-person at Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil or electronically via the directions below (Microsoft Teams).
Regarding:	Consent Application B-10/25 and Minor Variance Applications A-14/25 & A-15/25 for 2052 York Road



What is the proposal?

The subject lands are known municipally as 2052 York Road, located on the north side of York Road, west of the Niagara River Parkway, Niagara-on-the-Lake.

Consent Application B-10/25 proposes the creation of one new lot (Part 1) with an area of 1,692 square metres and 18.29 metres of frontage on York Road to accommodate a future single-detached dwelling. The existing single-detached dwelling will remain on the retained lot (Part 2) with an area of 818 square metres and 18.29 metres of frontage on York Road.



Minor Variance Application A-14/25 (Part 1)

To accommodate Consent Application B-10/25 for the severed lot, the applicant requests relief as follows:

1. Maximum building face from 50%, as required in the Zoning By-law, to 67% for the proposed single-detached dwelling; and
2. Minimum lot frontage from 30 metres, as required in the Zoning By-law, to 18.29 metres for the proposed lot

Minor Variance Application A-15/25 (Part 2)

To accommodate Consent Application B-10/25 for the retained lot, the applicant requests relief as follows:

1. Maximum building face from 50%, as required in the Zoning By-law, to 67% for the existing single-detached dwelling;
2. Minimum lot frontage from 30 metres, as required in the Zoning By-law, to 18.29 metres for the retained lot; and
3. Minimum lot area from 1350 square metres, as required in the Zoning By-law, to 818 square metres for the retained 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, September 17, 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 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.

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.

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)).

September 4, 2025

