

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 <i>Planning Act</i> , R.S.O. 1990, as amended).
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:	Minor Variance Application A-21/25 – 310 Simcoe Street



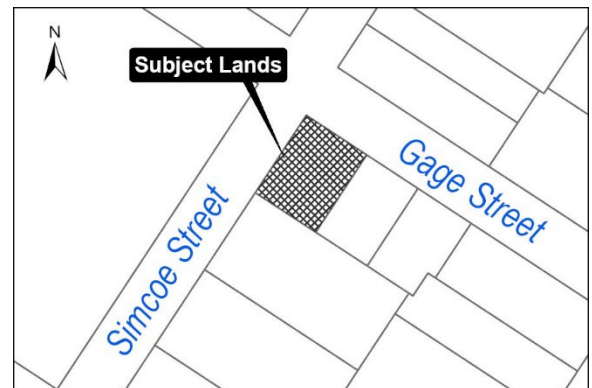
What is the proposal?

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-21/25 requests relief as follows:

1. Minimum exterior side yard setback from 4.5 metres, as required in the Zoning By-law, to 4.22 metres for the proposed fireplace and chimney with foundation beneath.

This application is made to recognize the setback from the previously approved site plan of Minor Variance Application A-05/25.



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 8, 2025

