

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, October 16, 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:

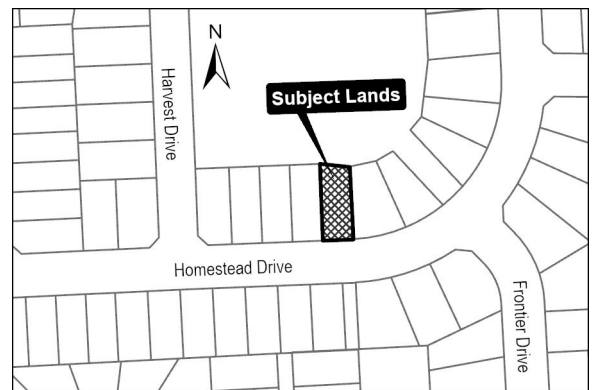
Minor Variance Application A-20/25 – 52 Homestead Drive



What is the proposal?

The subject lands are known municipally as 52 Homestead Drive, lying on the north side of Homestead Drive, west of Frontier Drive, Niagara-on-the-Lake.

Minor Variance Application A-20/25 is made to recognize the location of the outdoor in-ground swimming pool structures and equipment (pool heater and shed), and requests relief as follows:



1. Minimum side yard setback from 1.5 metres, as required in the Zoning By-law, to 1.32 metres for the existing outdoor in-ground swimming pool equipment (pool heater);
2. Minimum rear yard setback from 1.5 metres, as required in the Zoning By-law, to 1.09 metres for the existing outdoor in-ground swimming pool equipment (pool heater); and
3. Minimum side yard setback from 1.5 metres, as required in the Zoning By-law, to 0.48 metres for the existing outdoor in-ground swimming pool structure (pool shed).





Dialogue is encouraged:

Written or video comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, October 15, 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.
	<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>October 2, 2025</p>

