



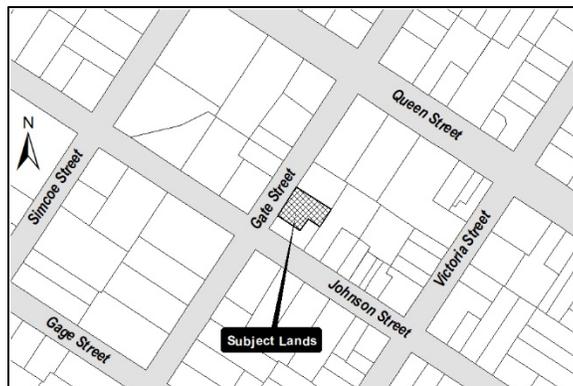
What:	Notice of Application and Electronic Public Hearing for the Committee of Adjustment (under Section 45 of the Planning Act, R.S.O. 1990, as amended).
When:	Thursday, February 19, 2026 at 6:00 pm
Where:	The electronic hearing will be recorded and available for viewing at the following link: https://www.notl.com/council-government/meetings-agendas-minutes
Regarding:	Minor Variance Application A-24/25 – 240 Gate Street



What is the proposal?

The subject lands are known municipally as 240 Gate Street, located south of Queen Street and north of Johnson Street, Niagara-on-the-Lake.

Minor Variance Application A-24/25 is made to facilitate proposed additions to the existing single-detached dwelling and requests relief as follows:



1. Maximum lot coverage from 35%, as required in the Zoning By-law, to 40.5% to accommodate the proposed additions;
2. Minimum rear yard setback from 7.5 metres, as required in the Zoning By-law, to 6.6 metres for the proposed two-storey addition (south of the existing dwelling);
3. Minimum interior side yard setback from 1.2 metres, as required in the Zoning By-law, to 1.0 metres for the proposed one-storey attached garage addition (north of the existing dwelling); and
4. Minimum interior side yard setback from 1.2 metres, as required in the Zoning By-law, to 1.0 metres for the proposed two-storey addition (south of the existing dwelling).



Dialogue is encouraged:

Written or video comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, February 18, 2026 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 Electronic 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 instructions to connect virtually 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>

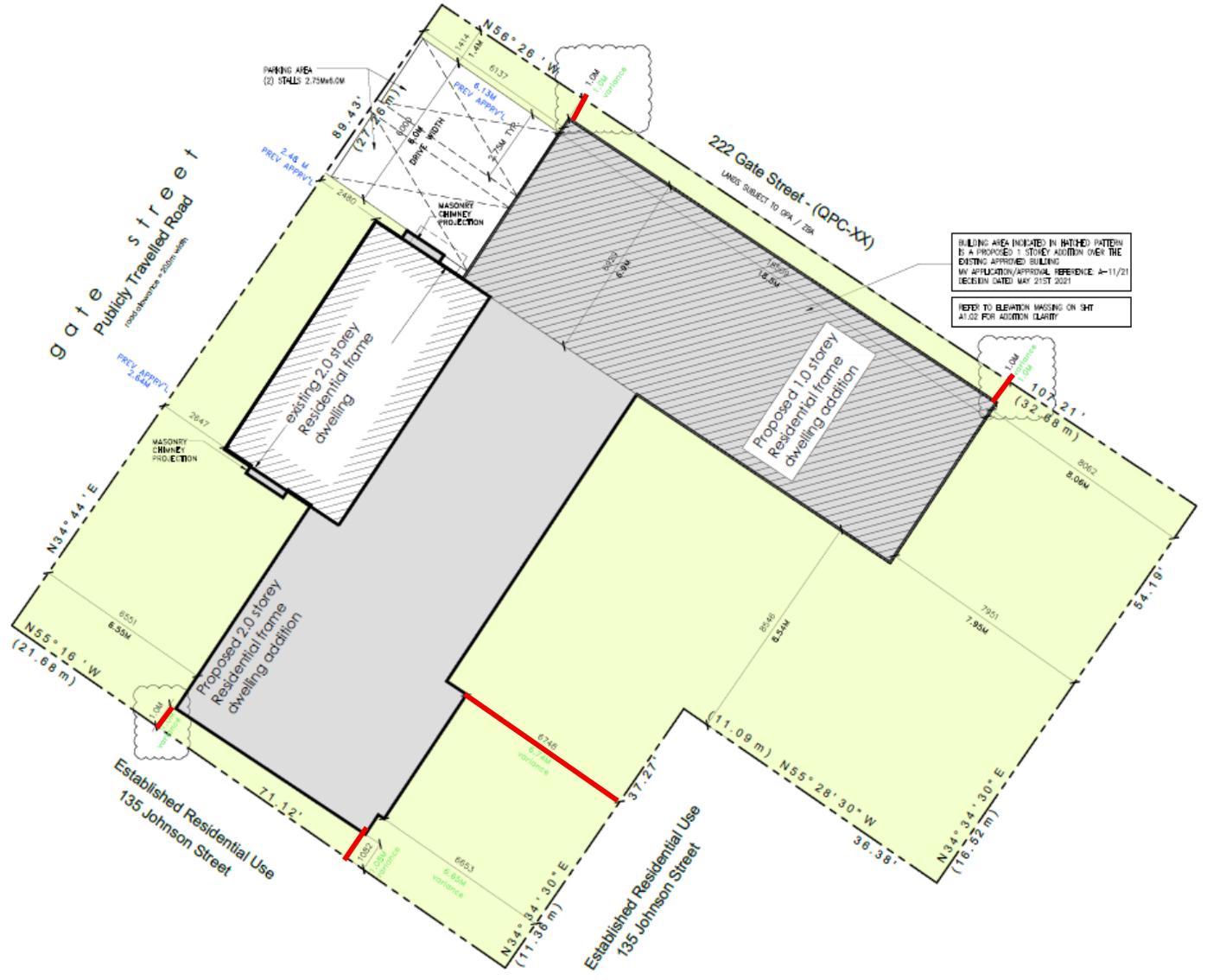


If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed application, you must make a written request to the Secretary-Treasurer Committee of Adjustment, 1593 Four Mile Creek Road, Niagara-on-the-Lake, P.O. Box 100, Virgil, ON, L0S 1T0, or email at natalie.thomson@notl.com.

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)*).

February 9, 2026



BUILDING AREA INDICATED BY HATCHED PATTERN IS A PROPOSED 1 STOREY ADDITION OVER THE EXISTING APPROVED BUILDING. REFERENCE: A-11/21 DECISION DATED MAY 21ST 2021

REFER TO ELEVATION MASSING ON SHEET A1.02 FOR ADDITION CLARITY