



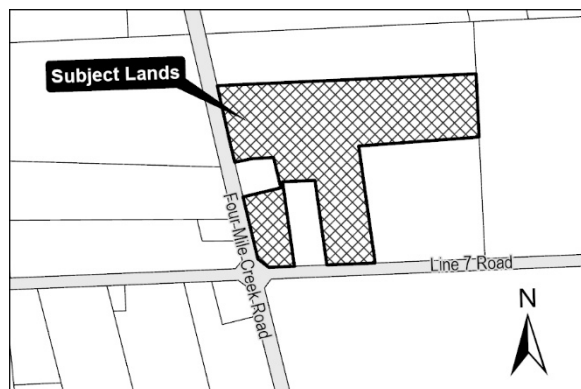
What:	Notice of Application and Electronic Public Hearing for the Committee of Adjustment (under Section 45 and 53 of the Planning Act, R.S.O. 1990, as amended).
When:	Thursday, April 16, 2026 at 6:00 pm
Where:	The electronic hearing will be recorded and available for viewing at the following link: https://www.notl.com/council-government/meetings-agendas-minutes
Regarding:	Consent Application B-03/26 and Minor Variance A-04/26 765 Four Mile Creek Road



What is the proposal?

The subject lands are known municipally as 765 Four Mile Creek Road, located on the east side of Four Mile Creek Road, north of Line 7 Road, Niagara-on-the-Lake.

Consent Application B-03/26 proposes the severance of a residence surplus to a farming operation as a result of a farm consolidation.



The agricultural portion (Part 2), with an area of 7.22 hectares (17.86 acres) is to be retained and merged with the existing abutting farm parcel, known municipally as 916 Line 7 Road. The residential portion (Part 1) contains a single-detached dwelling, garage and shed, and has a proposed area of 0.63 hectares (1.57 acres).

Minor Variance Application A-04/26 is made to and requests relief as follows:

1. Minimum lot frontage of 60.96 metres, as required in the Zoning By-law, to 45.6 metres for the proposed new lot; and
2. Maximum height of an accessory structure of 4.5 metres, as required in the Zoning By-law, to 5.3 metres for the existing garage.



Dialogue is encouraged:

Written or video comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, April 15, 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.

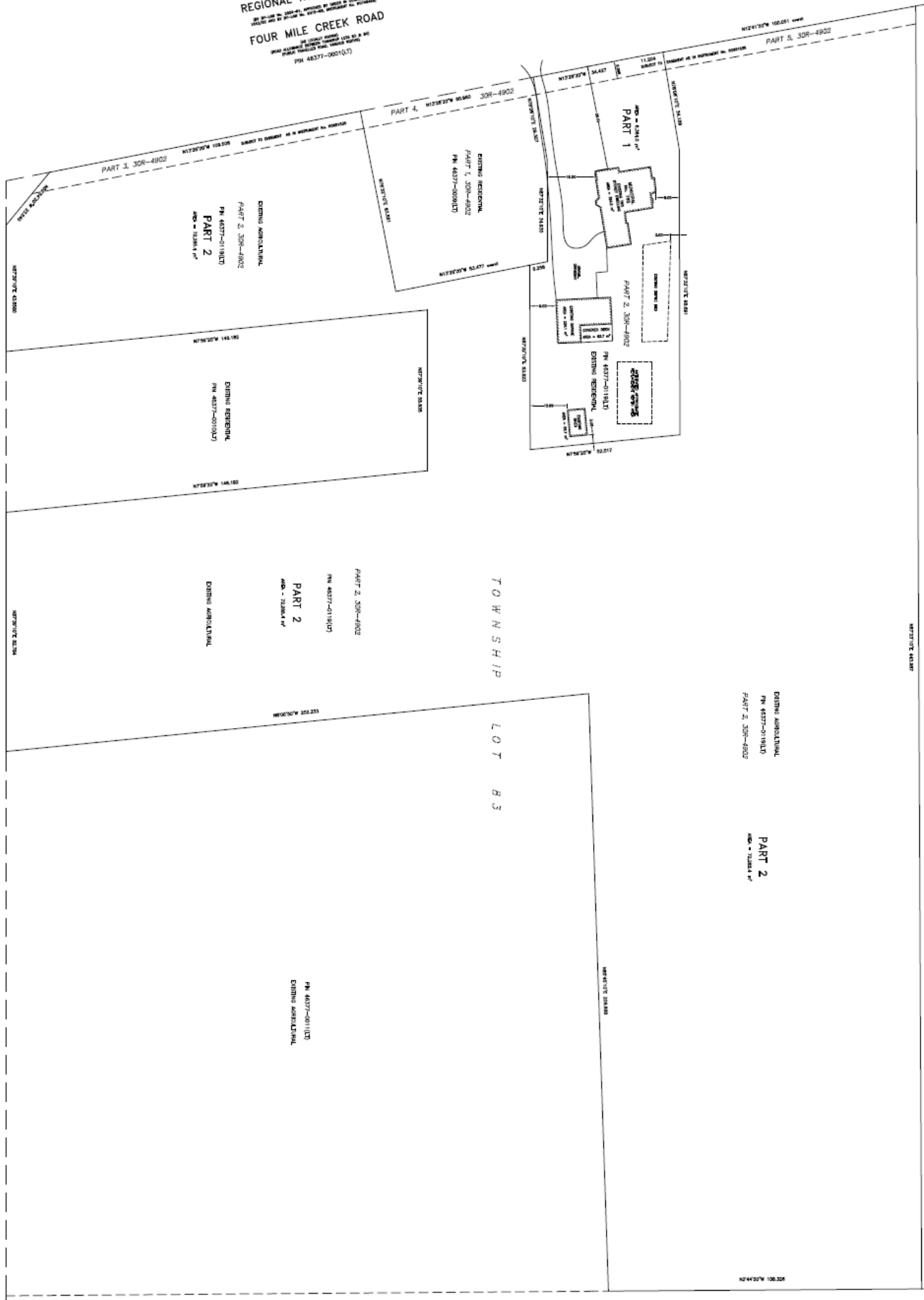
Please note neighbours and other interested parties not defined by the *Planning Act* are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022.

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)*).

April 2, 2026

REGIONAL ROAD No. 100
 FOUR MILE CREEK ROAD

FOR THE RECORD, THE FOLLOWING IS A SUMMARY OF THE RECORDS OF THE
 COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, SHOWING THE
 PARTS OF THE LANDS DESCRIBED IN THE ABOVE TITLED RECORDS.
 FOR A COMPLETE LIST OF THE RECORDS, SEE THE RECORDS OF THE
 COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, SHOWING THE
 PARTS OF THE LANDS DESCRIBED IN THE ABOVE TITLED RECORDS.
 PN 46377-0021(1-17)



PN 46377-0021(1-17)

EXISTING AGRICULTURAL
 PN 46377-0119(17)
 PART 2, 30R-4902

PART 2
 AKA - 7238(4) A'

PN 46377-0119(17)