



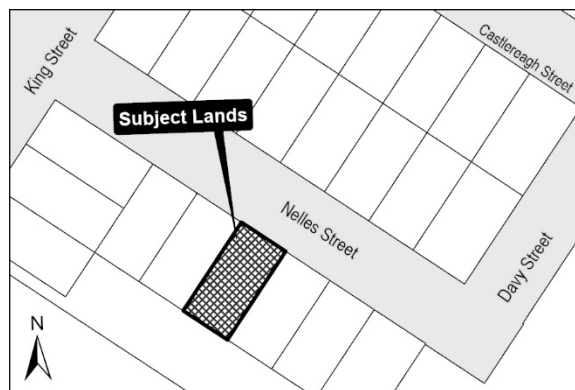
<b>What:</b>	Notice of <b>Application and Electronic Public Hearing for the Committee of Adjustment</b> (under Section 45 of the Planning Act, R.S.O. 1990, as amended).
<b>When:</b>	<b>Thursday, May 21, 2026 at 6:00 pm</b>
<b>Where:</b>	The electronic hearing will be recorded and available for viewing at the following link: <a href="https://www.notl.com/council-government/meetings-agendas-minutes">https://www.notl.com/council-government/meetings-agendas-minutes</a>
<b>Regarding:</b>	<b>Minor Variance A-08/26 – 28 Nelles Street</b>



### What is the proposal?

The subject lands are known municipally as 28 Nelles Street, located on the south side of Nelles Street, east of King Street in Old Town, Niagara-on-the-Lake.

Minor Variance Application A-08/26 is made to facilitate construction of an addition and attached garage and requests relief as follows:



1. Maximum lot coverage from 33%, as required in the Zoning By-law, to 36% to accommodate the proposed addition;
2. Minimum side yard setback from 1.22 metres, as required in the Zoning By-law, to 0.88 metres for the proposed addition;
3. Minimum driveway setback from 1.0 metres, as required in the Zoning By-law, to 0.31 metres for the proposed driveway;
4. Minimum front yard setback from 7.5 metres, as required in the Zoning By-law, to 4.12 metres for the proposed covered porch; and
5. Minimum front yard setback from 7.5 metres, as required in the Zoning By-law, to 6.3 metres for the proposed garage and second-storey dormer.



### Dialogue is encouraged:

Written or video comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, May 20, 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](mailto: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 at the contact information provided. Following registration, you will be provided with instructions.

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](mailto: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](mailto: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)*).

May 7, 2026

