



<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, June 18, 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-10/26 – 153 Regent Street</b>

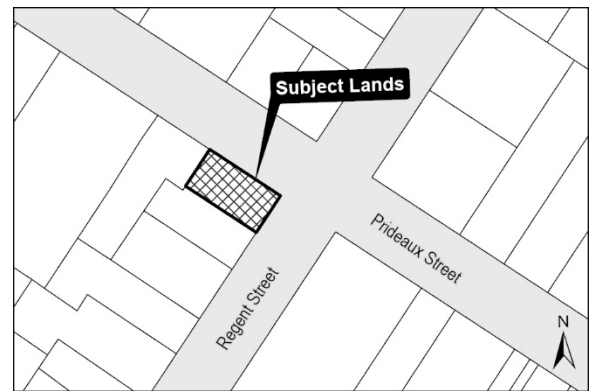


### What is the proposal?

The subject lands are known municipally as 153 Regent Street, located on the southwest corner of Regent Street and Prideaux Street in Old Town, Niagara-on-the-Lake.

Minor Variance Application A-10/26 is made to facilitate the construction of a new covered front porch and requests relief as follows:

1. Maximum lot coverage from 33%, as required in the Zoning By-law, to 34% to accommodate the proposed covered porch;
2. Minimum exterior side yard setback from 4.5 metres, as required in the Zoning By-law, to 1.9 metres for the proposed covered porch; and
3. Maximum step encroachment into an exterior side yard from 0.6 metres, as permitted in the Zoning By-law to 3.3 metres for the proposed unenclosed and uncovered steps.



### Dialogue is encouraged:

Written or video comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, June 17, 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)).

June 4, 2026

