

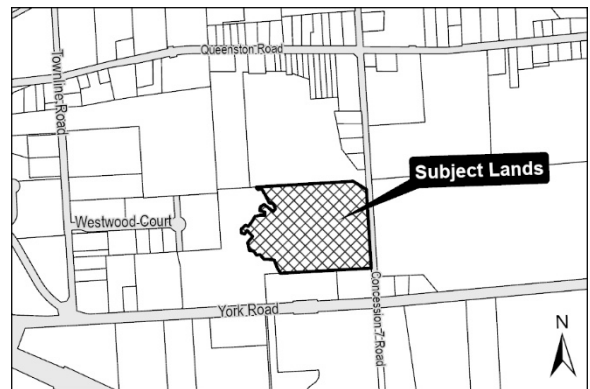


What:	Notice of Application and Electronic Public Hearing for the Committee of Adjustment (under Section 45 of the Planning Act, R.S.O. 1990, as amended).
When:	Thursday, June 18, 2026 at 6:00 pm
Where:	The electronic hearing will be recorded and available for viewing at the following link: https://www.notl.com/council-government/meetings-agendas-minutes
Regarding:	Minor Variance A-11/26 – WS Concession 7 Road (Modero Block 84)



What is the proposal?

The subject lands are vacant and legally described as Part of Township Lots 180 & 181 Geographic Township of Niagara, located on the west side of Concession 7 Road, north of York Road, Niagara-on-the-Lake. The 'Modero Plan of Subdivision' recently received final approval from Town Council for the subject lands but has not been registered. The Minor Variance Application is applicable to Block 84 within the approved plan of subdivision. Town Staff are concurrently reviewing two (2) Draft Plan of Common Element Condominium applications, in addition to a Site Plan Approval application for Block 84, and the zoning deficiencies were identified as part of this review.



Minor Variance Application A-11/26 is made to facilitate the construction of a townhouse development and requests relief as follows:

1. Minimum rear yard setback from 7.0 metres, as required in the Site-Specific By-law, to 5.0 metres for Units 1 to 16;
2. Minimum rear yard setback from 7.0 metres, as required in the Site-Specific By-law, to 5.5 metres for Units 57, 64, and 65 to 72;
3. Minimum rear yard setback from 7.0 metres, as required in the Site-Specific By-law, to 6.0 metres for Units 43, 50 to 56, and 73 to 111;
4. Minimum exterior side yard setback from 3.0 metres, as required in the Site-Specific By-law, to 1.0 metres for Units 83 and 84;
5. Minimum exterior side yard setback from 3.0 metres, as required in the Site-Specific By-law, to 1.3 metres for Units 57 and 72;
6. Minimum exterior side yard setback from 3.0 metres, as required in the Site-Specific By-law, to 2.3 metres for Units 1, 16, 24, 35, 43, 50, 51, 56, 64 and 65;
7. Minimum setback from a private road to a dwelling corner from 2.75 metres, as required in the Site-Specific By-law, to 2.5 metres for Unit 56

8. Minimum setback from a private road to a dwelling corner from 2.75 metres, as required in the Site-Specific By-law, to 1.5 metres for Unit 57 and 72;
9. Maximum deck encroachment from 1.5 metres, as required in the Zoning By-law, to 2.5 metres for Units 43 to 56, 57 to 111, 119, 120 to 128;
10. Maximum exterior side yard encroachment for an unenclosed covered porch with open sides and/or balcony above from 1.5 metres, as required in the Site-Specific Zoning By-law, to 1.6 metres for Units 1, 16, 17, 23, 24, 35, 36, and 42;
11. Minimum driveway setback from an exterior property line from 8.0 metres, as required in the Zoning By-law, to 5.0 metres for Units 16, 17, 23, 24, 35, 36, 42, 43, 50, 51, 56, 57, 64, 65, and 72;
12. Minimum driveway setback from an interior property line from 1.0 metres, as required in the Zoning By-law, to 0 metres for all Units; and
13. Maximum height of the back-to-back townhouses from 12 metres, as required in the Site-Specific By-law, to 14 metres.



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.

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.

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)*).

June 4, 2026

