

## NOTICE OF APPLICATION AND ELECTRONIC PUBLIC HEARING



**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, July 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:**

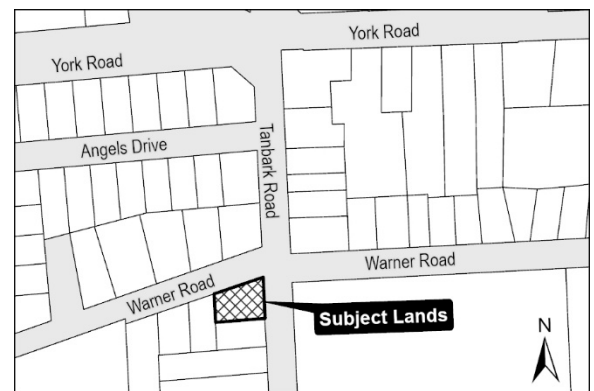
**Minor Variance A-12/26 – West Side Tanbark Road**



**What is the proposal?**

The subject lands are a vacant parcel located on the southwest corner of Tanbark Road and Warner Road in St. David's, Niagara-on-the-Lake.

Minor Variance Application A-12/26 is made to facilitate the construction of a new single-detached dwelling and requests relief as follows:



1. Maximum lot coverage from 33%, as required in the Zoning By-law, to 38% for the proposed dwelling;
2. Minimum exterior side yard setback from 4.5 metres, as required in the Zoning By-law, to 2.55 metres for the proposed dwelling;
3. Maximum step encroachment into an exterior side yard from 0.6 metres, as permitted in the Zoning By-law to 1.19 metres for the proposed unenclosed and uncovered steps;
4. Maximum driveway width from 6.0 metres, as required in the Zoning By-law, to 6.21 metres for the proposed driveway;
5. Maximum encroachment into an exterior side yard from 0.6 metres, as permitted in the Zoning By-law to 2.32 metres for the proposed eaves and gutters; and
6. To permit an operating apparatus (Air Conditioning units) in an interior side yard with a setback of 0.89 metres where the Zoning By-law only permits operating apparatus in front, rear, and exterior side yards.



**Dialogue is encouraged:**

Written or video comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, July 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](mailto:natalie.thomson@notl.com).

If you wish to participate and make an oral presentation at the Electronic Public Hearing of

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|                                                                                  | <p>the Committee, you must register with the Secretary-Treasurer at the contact information provided. Following registration, you will be provided with instructions.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <p><b>For more information:</b></p> <p>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 <a href="mailto:natalie.thomson@notl.com">natalie.thomson@notl.com</a>.</p> <p>Additional information and material regarding the application(s) may be obtained via the Town's web-site, <a href="https://www.notl.com/business-development/planning-services/committee-adjustment">https://www.notl.com/business-development/planning-services/committee-adjustment</a></p>                                                                                                                                                                                                                                                                                    |
|  | <p>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 <a href="mailto:natalie.thomson@notl.com">natalie.thomson@notl.com</a>.</p> <p>Please note neighbours and other interested parties not defined by the <i>Planning Act</i> are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022.</p> <p><i>Planning Act</i> appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a "specified person" (as defined by <i>Planning Act</i> 1(1)), and any "public body" (as defined by <i>Planning Act</i> 1(1)).</p> <p>July 2, 2026</p> |

