

NOTICE OF APPLICATION AND HYBRID PUBLIC HEARING



What:	Notice of Application and Hybrid Public Hearing for the Committee of Adjustment (under Section 45 of the Planning Act, R.S.O. 1990, as amended).
When:	Thursday, August 20, 2026 at 6:00 pm
Where:	Hybrid meeting in-person at Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil or electronically via the directions below (Microsoft Teams). 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-13/26 – Crossroads Landing



What is the proposal?

The subject lands are vacant and legally described as Part of Township Lot 119, Geographic Township of Niagara, located east of Concession 6 Road and north of Line 2 Road, Niagara-on-the-Lake. The “Konik Estates Phase 2 Plan of Subdivision” (approved on July 30, 2024). The Minor Variance Application is applicable to “Crossroads Landing” condominium block within the approved plan of subdivision.



Minor Variance Application A-13/26 is made to facilitate the construction of block townhouse development and requests relief as follows:

1. Minimum distance between buildings located on the same lot from 15 metres, as require din the Zoning By-law, to 14 metres between walls where both walls contain a window to a habitable room (rear walls); and
2. Minimum distance between buildings located on the same lot from 15 metres, as require din the Zoning By-law to 3 metres between walls where both walls contain a window to a habitable room (end walls).



Dialogue is encouraged:

Written comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, August 19, 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 Hybrid 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 the option to attend in-person or instructions to connect 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 <i>Planning Act</i> are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022. <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)). August 6, 2026

LEGEND

W-10	EX WATER VALVE
W-10	EX EXHAUST
W-10	EX CATCHBASIN
W-10	EX MANHOLE
W-10	EX HYDRO POLE
W-10	SHORT IRON BAR
W-10	EX LIGHT STANDARDS
W-10	PROPOSED LIGHT STANDARDS
W-10	PROPOSED FIRE ROUTE SIGN
W-10	PROPOSED C/L FIRE ROUTE
W-10	PROPOSED WOOD PRIVACY FENCE
W-10	COVERED DECK (OPTIONAL)



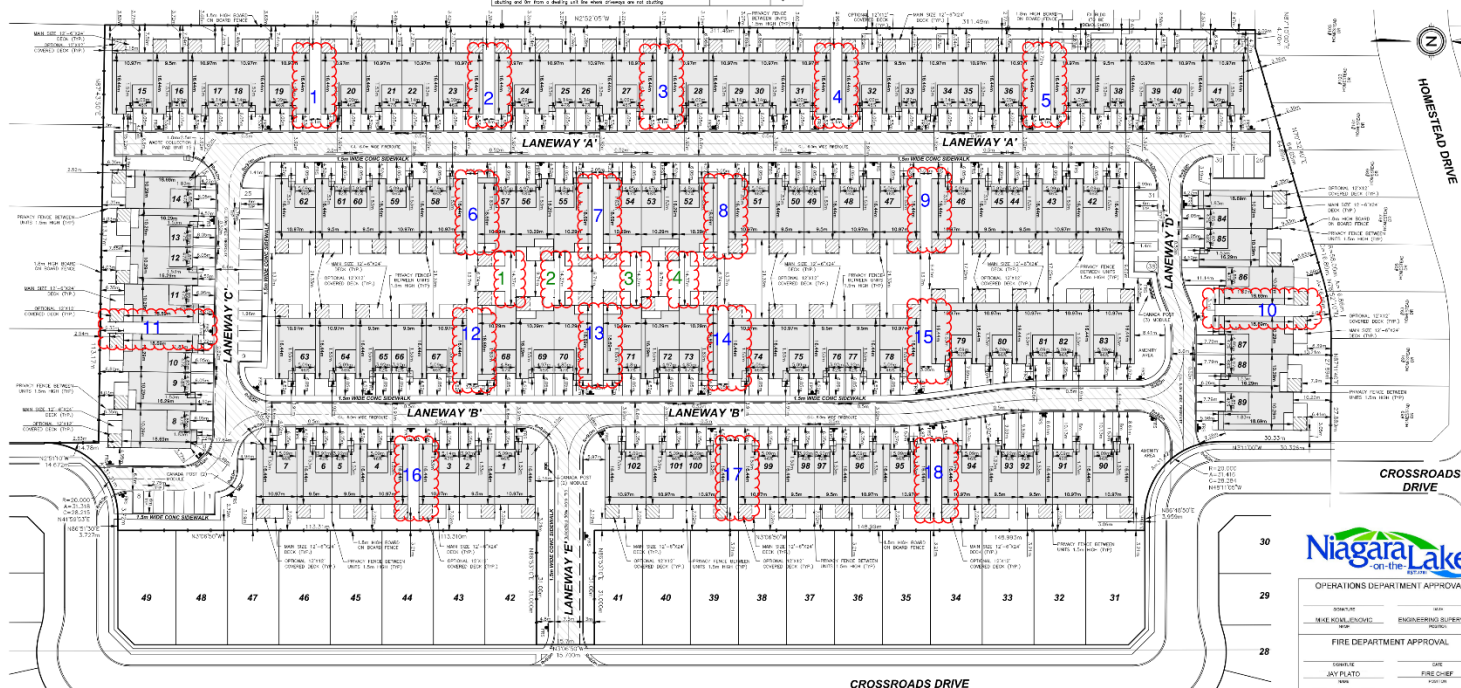
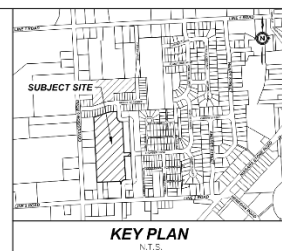
SIGNAGE NOTES:
ALL FIRE ROUTE SIGNS TO BE LOCATED ON STREET LIGHTS WHERE POSSIBLE.
ALL SIGNS SHALL BE MOUNTED AT A HEIGHT OF 2-3 METRES FROM TOP OF CURB TO BOTTOM OF SIGN.

FIRE ROUTE SIGN DETAIL

[illegible]

PART OF LOT 119
GEOGRAPHIC TOWNSHIP OF NIAGARA, NOW IN THE TOWN OF
NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

AREA	ha	% COVERAGE
BUILDING (includes covered deck)	1.894	43.2%
ROAD/DRIVEWAY/PARKING	0.943	21.5%
LANDSCAPING	1.545	35.2%
TOTAL	4.382	100.0%
UNITS		100
DEVELOPABLE AREA	4.382/ha	
DENSITY (UNITS/DEVELOPABLE AREA)	23.28/ha	
PARKING SPACES REQUIRED (2 per unit)		200
PARKING SPACES PROVIDED		220
DRIVEWAY (20 SINGLE, 82 DOUBLE)	184	
GUESTS	38	



				NOTES: 1. THE CONTENTS OF THIS CONTRACT, MATERIALS, WORK, THE FIELD SUPERVISOR AND SUPERVISING OFFICIAL ARE SUBJECT TO THE AGREEMENTS AND CONDITIONS OF THE STANDARD CONTRACT DOCUMENTS, WHICH ARE INCORPORATED BY REFERENCE INTO THIS CONTRACT AND ARE THE BASIS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THE STANDARD CONTRACT DOCUMENTS. 2. CONTRACTED WORK INCLUDES ALL MATERIALS, SUPPLIES AND WORKS LOCATED IN THE FIELD TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY AND A RECORDED FINAL CERTIFICATION. 3. ALL CONSTRUCTION MUST COMPLY WITH THE MARIANA PARISH STANDARD CONTRACT DOCUMENT.	
C	ISSUED FOR APPROVAL	2022-12-29	M/A		
#	REVISION	DATE	INIT		



KONIK ESTATES - PHASE 2
BLOCK 55
TOWN OF NIAGARA-ON-THE-LAKE
SITE PLAN

OPERATIONS DEPARTMENT APPROVAL	
SIGNATURE <u>MIKE KOMLEVIC</u> NAME	DATE <u>ENGINEERING SUPERVISOR</u> POSITION
FIRE DEPARTMENT APPROVAL	
SIGNATURE <u>JAY PLATO</u> NAME	DATE <u>FIRE CHIEF</u> POSITION

CONSULTANT FILE No.	1433
DATE	2024-06-07
PRINTED	2024-06-07
SCALE	1:500
REP. No.	*
DWG No.	1433-SP-DWG