

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:

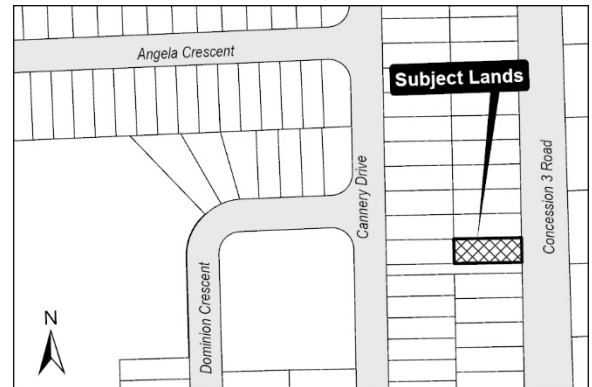
Minor Variance A-15/26 – 346 Concession 3 Road



What is the proposal?

The subject lands are known municipally as 346 Concession 3 Road, located on the west side of Concession 3 Road, south of Line 9 Road, Niagara-on-the-Lake.

Minor Variance Application A-15/26 is made to facilitate the construction of a rear yard covered patio and relief as follows:



1. Minimum rear yard setback from 7.6 metres, as required in the Zoning By-law, to 6.2 metres for the proposed covered patio;
2. Minimum rear yard setback from 7.6 metres, as required in the Zoning By-law, to 5.5 metres for the proposed fireplace bump out; and
3. Maximum lot coverage from 45%, as required in the Zoning By-law, to 46% to accommodate the proposed addition.



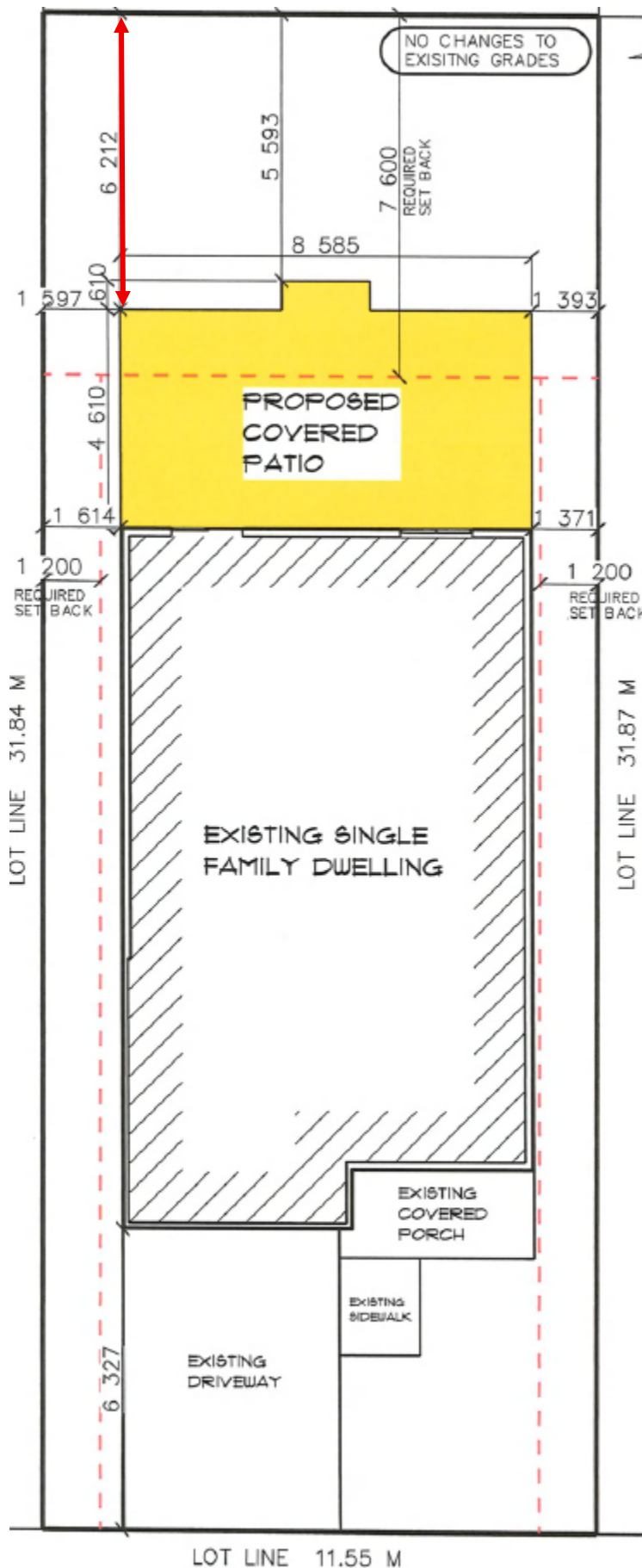
Dialogue is encouraged:

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 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



CONCESSION 3 ROAD