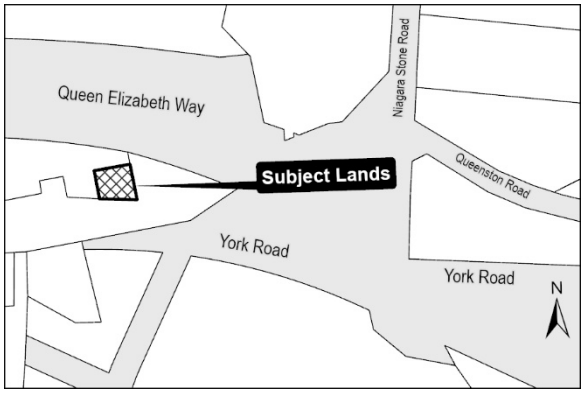
NOTICE OF APPLICATION AND ELECTRONIC PUBLIC HEARING

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, November 19, 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-22/26 – 34 York Road**

What is the proposal?



The subject lands are known municipally as 34 York Road, located on the north side of York Road, west of Niagara Stone Road, in the rural area of Niagara-on-the-Lake.

Minor Variance Application A-22/26 is made to recognize the existing walkout and associated exterior improvements to receive a building permit for the works. To facilitate this, the following variance from Town Zoning By-law 500A-74, as amended, is requested:

1. Minimum front yard setback from 15.24 metres, as required in the Zoning By-law, to 7.35 metres for the existing inground walkout steps.

Dialogue is encouraged:

Written comments on the application may be forwarded to Natalie Thomson, Secretary-Treasurer Committee of Adjustment **prior to Wednesday, November 18, 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 Committee of Adjustment at the contact information provided. Following registration, you will be provided with 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.

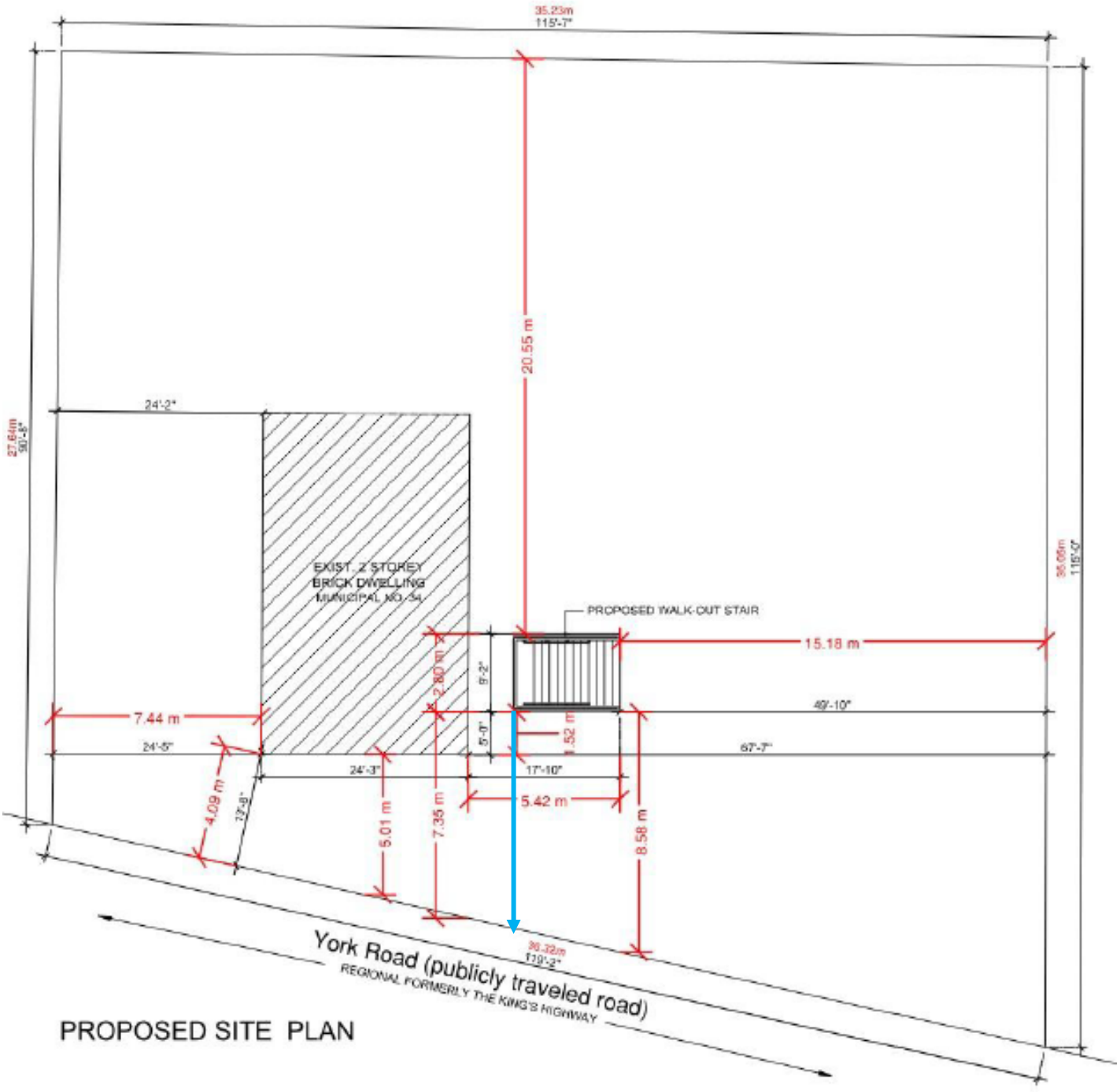
Additional information and material regarding the application(s) may be obtained via the Town's web-site, https://www.notl.com/business-development/planning-services/committee-adjustment

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 *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)*).

November 9, 2026



PROPOSED SITE PLAN