
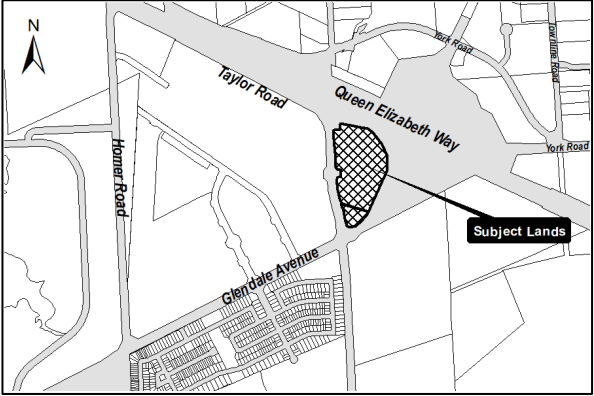
	<b>What:</b>	Notice of <b>Complete Application, Open House</b> and <b>Public Meeting</b> for an <b>Official Plan Amendment</b> (under Section 22 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended) and <b>Zoning By-law Amendment</b> (under Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	<b>When:</b>	Open House: <b>Tuesday, September 19, 2023 at 5:00 pm</b> Public Meeting: <b>Tuesday, October 3, 2023 at 6:00 pm</b>
	<b>Where:</b>	Open House: Electronically via the directions below Public Meeting: In-person at Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil, or electronically via the directions below
	<b>Regarding:</b>	Files OPA-07-2023 & ZBA-16-2023 253 Taylor Road, Niagara-on-the-Lake

**What is this?**

Applications have been received for an Official Plan Amendment and Zoning By-law Amendment on the subject lands (see location map). The applications propose two new apartment buildings (17 storeys and 21 storeys) containing 390 residential units and two new mixed-use buildings (18 storeys and 25 storeys) containing 420 residential units and 1,515 square metres of ground floor commercial/retail space. There are 1016 parking spaces proposed in a parking garage and in an underground structure. The existing hotel and related uses are to remain.





The Official Plan Amendment proposes to redesignate the subject lands from “Village Commercial” to site-specific “Mixed Use - High Rise/Density” to permit the proposed uses, a maximum building height of 25 storeys and associated residential net densities. The Zoning By-law Amendment requests to rezone the subject lands from “Glendale Community Zoning District - Village Commercial (VC-10) Site-Specific Zone” to a proposed “Glendale Community Zoning District - Mixed Use - High Rise/Density (MXH) Zone” with site-specific provisions for permitted uses, building height, building setbacks and parking requirements.


**Dialogue is encouraged:**

You are invited to attend the Open House and Public Meeting to gather information and provide input regarding this matter.

**Town Hall is open for the public to attend Committee of the Whole and Council Meetings, including Public Meetings, in-person. Alternatively, the public will continue to have the option to register in advance to participate electronically.**

**The Open House will continue to be held electronically at this time.**

If you wish to participate electronically at the Open House or Public Meeting, you must register in advance with the Town Staff noted below. You will receive an email on the date of the meeting with instructions to connect to the Open House and/or Public Meeting on your computer, tablet or telephone.



- **Open House** – Aimee Alderman, Senior Planner ([aimee.alderman@notl.com](mailto:aimee.alderman@notl.com) or 905-468-6427) (register as soon as possible but prior to 12 noon on Tuesday, September 19, 2023)
- **Public Meeting** – Clerks Department ([clerks@notl.com](mailto:clerks@notl.com) or 905-468-3266) (register as soon as possible but prior to 12 noon on Monday, October 2, 2023)

If you wish to attend the Public Meeting in-person, registration with the Clerk is appreciated.

If you wish to view the Open House and/or Public Meeting for information purposes, registration is not required. The meetings will be recorded and available for viewing after the meetings on the Town's website at <https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes>

**Please Note:** Written comments on the applications are encouraged and must be submitted to the Town Clerk, at 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0 or via email at [clerks@notl.com](mailto:clerks@notl.com) referencing the above file numbers. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.



**For more information:**

A copy of the applications and supporting documents for the proposal may be obtained on the Town's website at <https://www.notl.com/business-development/public-planning-notice>, or at the Community and Development Services Department within Town Hall.

Please contact Aimee Alderman, Senior Planner, at 905-468-6427 or via email at [aimee.alderman@notl.com](mailto:aimee.alderman@notl.com) if additional information is required.



If you wish to be notified of the future decision with respect to the applications, you must submit a written request to the Town Clerk including your name and the address to which such notice should be sent.

If a person or public body does not share their views in writing to the Town Clerk or orally at a statutory Public Meeting before a decision is made, the person/public body:

- a) Is not entitled to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal; and
- b) May not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Town of Niagara-on-the-Lake, September 1, 2023  
Shaunna Arenburg, Acting Town Clerk