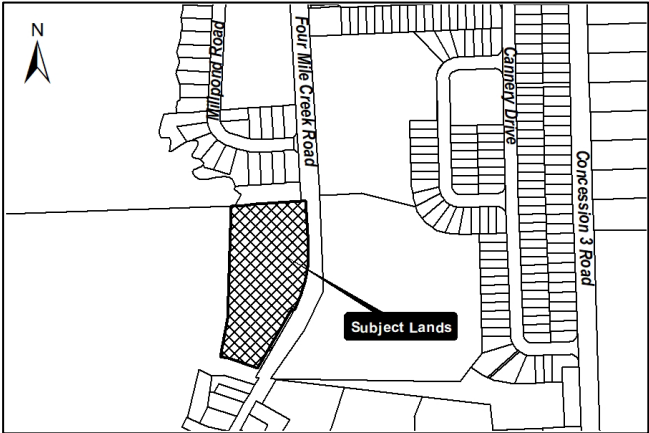






What:	Notice of Complete Application, Open House and Public Meeting for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Vacant Land Condominium (under Section 22, Section 34 and Section 51, respectively, of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
When:	Open House: Monday, September 18, 2023 at 5:00 pm Public Meeting: Tuesday, October 3, 2023 at 6:00 pm
Where:	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
Regarding:	Files OPA-08-2023, ZBA-18-2023 & 26CD-18-23-01 308 Four Mile Creek Road, Niagara-on-the-Lake



What is this? Applications have been received for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Vacant Land Condominium on the subject lands (see location map). The applications would permit a condominium development of 9 townhouse units and land for future development which are to be accessed from a private road. The Official Plan Amendment requests the subject lands be designated “Medium Density Residential (Special Policy Area)” for the proposed residential portion of the site with a refinement to the existing “Conservation” designation boundary respecting Four Mile Creek. The Zoning By-law Amendment requests a “Residential Multiple (RM1) - Site Specific Zone” with provisions based on the townhouse design as well as the “Open Space (OS) Zone” for land surrounding the creek.	
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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. <ul style="list-style-type: none"> • Open House – Mark Chuang (mark.chuang@notl.com or 905-468-6477) (register as soon as possible but prior to 12 noon on Monday, September 18, 2023) • Public Meeting – Clerks Department (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

	<p>meetings on the Town’s website at https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes</p> <p>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 referencing the above file numbers. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.</p>
	<p>For more information:</p> <p>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-notices, or at the Community and Development Services Department within Town Hall.</p> <p>Please contact Mark Chuang, Planner II, at 905-468-6477 or via email at mark.chuang@notl.com if additional information is required.</p>
	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>Dated at the Town of Niagara-on-the-Lake, September 1, 2023 Shaunna Arenburg, Acting Town Clerk</p>