

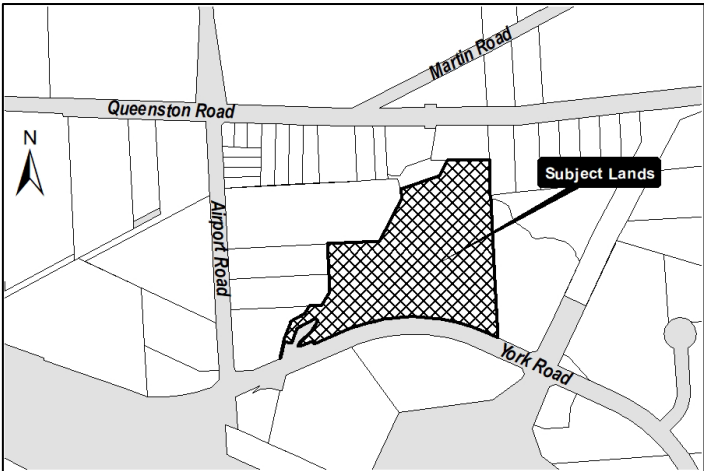


What:	Notice of Complete Application, Open House and Public Meeting for an Official Plan Amendment (under Section 22 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended) and Zoning By-law Amendment (under Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
When:	Open House: Tuesday, October 17, 2023 at 5:00 pm Public Meeting: Tuesday, November 7, 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-09-2023 & ZBA-20-2023 North Side of York Road, East of Airport 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 one mixed-use building (10-storey residential section, 8-storey hotel section) containing 216 residential units, 154 hotel rooms and 1,400 square metres of ground floor commercial space, two 3-storey hotel buildings containing 11 hotel suites, and a 1-storey drive-thru establishment. A total of 483 parking spaces are proposed at-grade and below-grade.



The Official Plan Amendment proposes to redesignate the subject lands from “Hospitality Precinct” to site-specific “Hospitality Precinct” to permit residential units within and above commercial uses, permit drive-thru establishments, restrict the minimum and maximum building height, and enable the use of a Holding (H) Provision in the associated Zoning By-law until such time as an exemption from the applicable Airport Zoning Regulations is received regarding height. The north and west boundaries of the subject lands are designated “Environmental Conservation Area,” and no change to this designation or its limits is requested.

The Zoning By-law Amendment proposes to rezone the development portion of the subject lands from “Glendale Community Zoning District – Regional Commercial (RC1) Zone” to “Glendale Community Zoning District – Regional Commercial (RC1) Site-Specific Holding (H) Zone” with provisions to permit residential uses and drive-thru uses, front yard setback, building height, planting strip requirements, bicycle parking, residential use within a non-residential building, and the implementation of a Holding (H) provision until such time as an Airport Zoning Regulation exemption is granted by Transport Canada regarding height.

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 or 905-468-6427) (register as soon as possible but prior to 12 noon on Tuesday, October 17, 2023)
- **Public Meeting** – Clerks Department (clerks@notl.com or 905-468-3266) (register as soon as possible but prior to 12 noon on Monday, November 6, 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 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 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, October 3, 2023
Grant Bivol, Town Clerk