



# NOTICE OF RESCHEDULED OPEN HOUSE

	<b>What:</b>	Notice of <b>Open House</b> for a <b>Draft Plan of Condominium</b> (under Section 51 of the <i>Planning Act</i> , <i>R.S.O. 1990, c. P.13, as amended</i> ).
	<b>When:</b>	<b>Tuesday, October 24, 2023 at 5:00 pm</b>
	<b>Where:</b>	Electronically via the directions below
	<b>Regarding:</b>	File No. 26CD-18-22-01 – 1490 York Road, Niagara-on-the-Lake

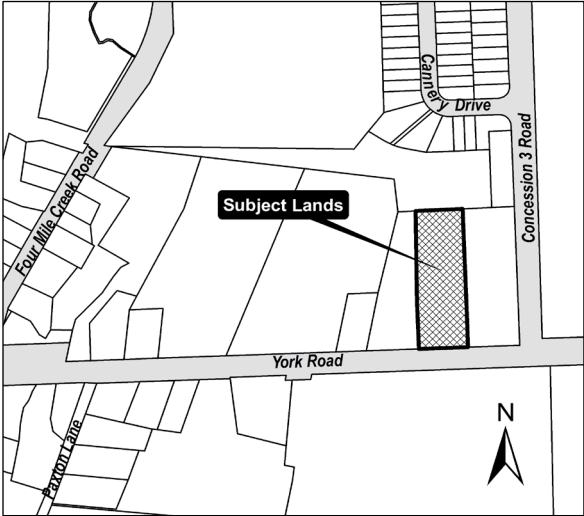



**What is this?**

An application has been received for a Draft Plan of Vacant Land Condominium on the subject lands (see location map). The application would permit a condominium development of three single-detached dwellings with access from a new private road. The existing dwelling (1490 York Road) is to be retained but the existing garage is to be removed for roadway access to the rear of the property where two new dwellings would be constructed.

A concurrent application for Zoning By-law Amendment has been made to remove the existing Holding (H) symbol applied to the subject lands through site-specific Zoning By-law 4316DO-19. The H symbol requires final approval of a Draft Plan of Condominium by Town Council before the Holding (H) symbol can be removed.

An earlier Open House (March 2, 2023) was rescheduled at the request of the applicant.






**Dialogue is encouraged:**

Provincial Bill 23 removed the requirement for a statutory Public Meeting under the *Planning Act* for an application for draft plan of condominium. However, you are invited to attend the electronic Open House to gather information and provide input regarding this matter.

If you wish to participate at the electronic Open House, you must register as soon as possible but prior to **12 noon on Tuesday, October 24, 2023**, by contacting Victoria Nikoltcheva, Planner II ([victoria.nikoltcheva@notl.com](mailto:victoria.nikoltcheva@notl.com) or 905-468-6451). You will receive an email in advance of the meeting with instructions to connect to the Open House on your computer, tablet or telephone.

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

**Please Note:** Written comments on the application 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 number. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.



**For more information:**

A copy of the application 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 Victoria Nikoltcheva, Planner II, at 905-468-6451 or via email at [victoria.nikoltcheva@notl.com](mailto:victoria.nikoltcheva@notl.com) if additional information is required.



If you wish to be notified of the future decision with respect to the application, 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 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 5, 2023  
Grant Bivol, Town Clerk