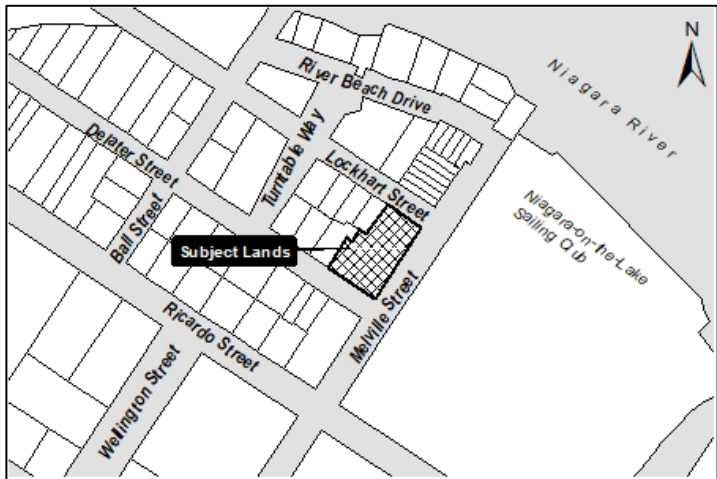




<b>What:</b>	<b>Notice of Decision</b> for an <b>Official Plan Amendment</b> and a <b>Zoning By-law Amendment</b> (under Section 22 and Section 34, respectively, of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
<b>When:</b>	Approved at the <b>October 24, 2023</b> Council Meeting
<b>Regarding:</b>	Official Plan Amendment #84, By law <b>5539-23</b> (File No. OPA-02-2023) Zoning By-law Amendment, By-law <b>4316EX-23</b> (File No. ZBA-04-2023) 61 Melville Street, Niagara-on-the-Lake



### What is this?



Town Council for Niagara-on-the-Lake has approved applications for an Official Plan Amendment and Zoning By-law Amendment on the subject lands (see the location map). Approval of the applications permits the development of a 12-metre tall (three-storey) residential apartment building containing 12 units. Official Plan Amendment #84 (By-law 5539-23) redesignates the subject lands to “Medium Density Residential (EX-RES-9)” respecting a maximum permitted density. Zoning By-law Amendment 4316EX-23 rezones the

subject lands to “Residential Multiple (RM1-H-109) - Site Specific Zone” with provisions for lot coverage, landscaped open space, front yard setback, interior side yard setback, exterior side yard setback, children’s play area, parking area setback, permitted yard projections and encroachments, and to add a “Holding (H)” to require the submission of archaeological and Record of Site Condition documentation prior to development on the lands.



### The last date for filing a notice of appeal is **November 21, 2023**.

A notice of appeal:

- must be filed with the Town Clerk;
- must set out the reasons for the appeal; and
- must be accompanied by the fee required by the Ontario Land Tribunal.



### Further notice and appeal eligibility:

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed Official Plan Amendment and/or Zoning By-law Amendment to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal of the decision of Town Council, unless the person or public body, before Town Council made its decision, made oral submissions at a public meeting or written submissions to Town Council, or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at the Town of Niagara-on-the-Lake, **November 1, 2023**

Grant Bivol, Town Clerk ([clerks@notl.com](mailto:clerks@notl.com) or 905-468-3266)

Town Hall, 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0