

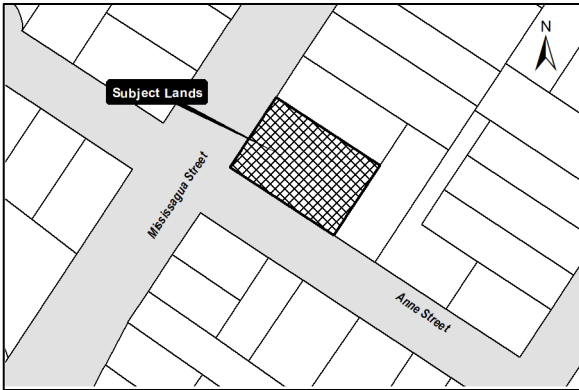




## NOTICE OF DECISION

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|    | <p><b>What:</b> <b>Notice of Decision</b> for a <b>Zoning By-law Amendment</b> (under Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i>, as amended).</p> <p><b>When:</b> Approved at the <b>October 24, 2023</b> Council Meeting</p> <p><b>Regarding:</b> Zoning By-law <b>4316EV-23</b> (File ZBA-11-2023)<br/>237 Anne Street, Niagara-on-the-Lake</p>  |
|    | <p><b>What is this?</b></p> <div data-bbox="232 674 808 1060">  </div> <p>Town Council for Niagara-on-the-Lake has approved a Zoning By-law Amendment on the subject lands (see the location map). Approval of the By-law will facilitate the creation of one new lot for a single-detached dwelling with access on Anne Street. Zoning By-law 4316EV-23 provides an “Established Residential (ER) Site-Specific Zone” with provisions for the new lot respecting lot frontage, lot depth, setback of a garage to the main façade of the dwelling and width of the garage in relation to the dwelling façade. The By-law also provides “Established Residential (ER) Site-Specific Zone” provisions for the retained lot containing an existing dwelling (237 Anne Street) with respect to lot frontage, lot depth and front yard setbacks to the existing dwelling.</p>   |
|  | <p><b>The last date for filing a notice of appeal is November 21, 2023.</b></p> <p>A notice of appeal:</p> <ol style="list-style-type: none"> <li>must be filed with the Town Clerk;</li> <li>must set out the reasons for the appeal; and</li> <li>must be accompanied by the fee required by the Ontario Land Tribunal.</li> </ol>   |
|  | <p><b>Further notice and appeal eligibility:</b></p> <p>Only individuals, corporations or public bodies may appeal decisions in respect of a proposed 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.</p> <p>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.</p> <p>Dated at the Town of Niagara-on-the-Lake, <b>November 1, 2023</b><br/>Grant Bivol, Town Clerk (<a href="mailto:clerks@notl.com">clerks@notl.com</a> or 905-468-3266)<br/>Town Hall, 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0</p> |