

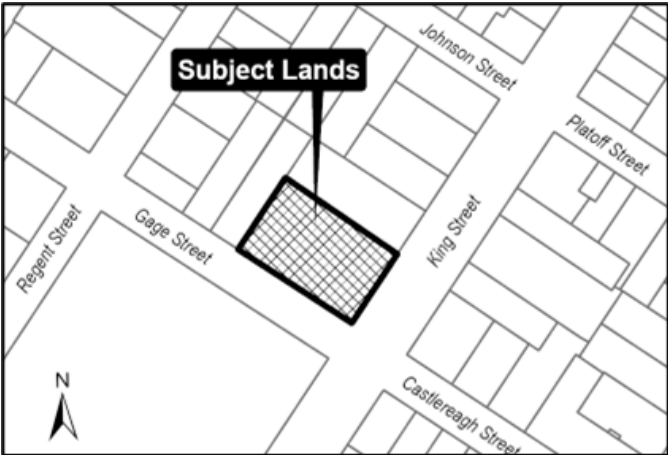




## NOTICE OF DECISION

	<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).
	<b>When:</b>	Approved at the <b>October 24, 2023</b> Council Meeting
	<b>Regarding:</b>	Zoning By-law <b>4316EU-23</b> (File ZBA-13-2022) 287 King Street, Niagara-on-the-Lake
	<b>What is this?</b> 	<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 to Gage Street. Zoning By-law Amendment 4316EU-23 rezones the subject lands to “Established Residential (ER) Site-Specific Zone” with provisions for minimum lot frontage, minimum lot depth and additional height for a 20<sup>th</sup> century accessory building (former coach house).</p>
	<b>The last date for filing a notice of appeal is November 21, 2023.</b> A notice of appeal: <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>	
	<b>Further notice and appeal eligibility:</b> 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.  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>Dated at the Town of Niagara-on-the-Lake, <b>November 1, 2023</b>            Grant Bivol, Town Clerk (<a href="mailto:clerks@notl.com">clerks@notl.com</a> or 905-468-3266)            Town Hall, 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0</p>