




	What:	Notice of Complete Application, Open House and Public Meeting for a 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: Monday, November 13, 2023 at 5:00 pm Public Meeting: Tuesday, December 5, 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:	File ZBA-23-2023 - 145 Hunter Road, Niagara-on-the-Lake
	<p>What is this?</p> <p>An application has been received for a Zoning By-law Amendment on the subject lands (see location map). The application requests to rezone the agricultural portion of the lands to “Agricultural Purposes Only (APO) Zone” to preclude the construction of a new dwelling. The proposed residential portion of the lands containing a dwelling (145 Hunter Road) is requested to be zoned “Rural (A) Site Specific Zone” with provisions for front yard setback, rear yard setback, side yard setback and accessory building setback. The Zoning By-law Amendment is required to facilitate a Consent application (File B-30/23) to create a separate lot for a proposed surplus farm dwelling.</p> 	
	<p>Dialogue is encouraged:</p> <p>You are invited to attend the Open House and Public Meeting to gather information and provide input regarding this matter.</p> <p>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.</p> <p>The Open House will continue to be held electronically at this time.</p> <p>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.</p> <ul style="list-style-type: none"> • Open House – Mark Chuang (mark.chuang@notl.com or 905-468-6477) (register as soon as possible but prior to 12 noon on Monday, November 13, 2023) • Public Meeting – Clerks Department (clerks@notl.com or 905-468-3266) (register as soon as possible but prior to 12 noon on Monday, December 4, 2023) <p>If you wish to attend the Public Meeting in-person, registration with the Clerk is appreciated.</p> <p>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</p>	

	<p>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 referencing the above file number. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.</p>
	<p>For more information:</p> <p>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.</p> <p>Please contact Mark Chuang, Planner II, at 905-468-6477 or via email at mark.chuang@notl.com if additional information is required.</p>
	<p>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.</p> <p>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:</p> <ul style="list-style-type: none">a) Is not entitled to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal; andb) 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. <p>Dated at the Town of Niagara-on-the-Lake, November 2, 2023 Grant Bivol, Town Clerk</p>