

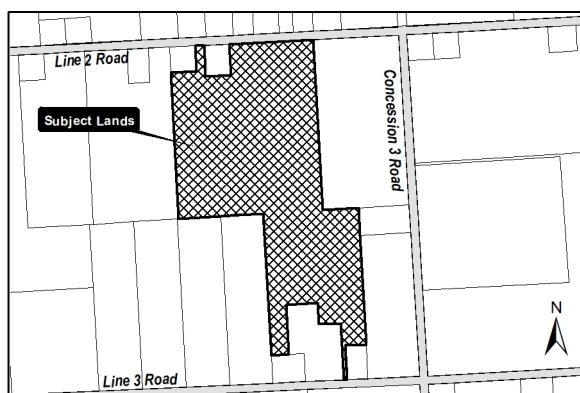
NOTICE OF DECISION



What:	Notice of Decision 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:	Approved at the November 21, 2023 Council Meeting
Regarding:	Zoning By-law 500VD(1)-23 (File No. ZBA-09-2023) 925 Line 2 Road, Niagara-on-the-Lake



What is this?



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 severance for a surplus farm dwelling. Zoning By-law 500VD(1)-23 provides an "Agricultural Purposes Only (APO) Zone" on the agricultural portion of the property to prohibit the construction of a new dwelling in perpetuity with site-specific provisions for the continued Estate Winery use, lot frontage, lot area and setbacks to existing structures. The By-law also provides a "Rural (A) Zone" with a site-specific provision for lot frontage on the rural residential lands containing the existing dwelling (925 Line 2 Road).



The last date for filing a notice of appeal is **December 19, 2023**.

A notice of appeal:

- i. must be filed with the Town Clerk;
- ii. must set out the reasons for the appeal; and
- iii. 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 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 29, 2023**

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

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