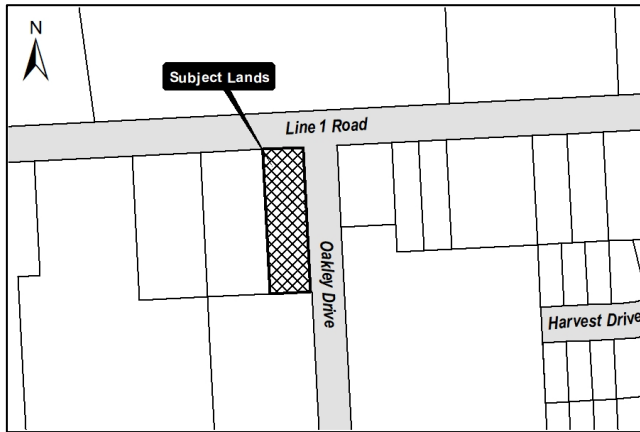




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|-------------------|--|
| What: | Notice of Decision for a Zoning By-law Amendment (under Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended). |
| When: | Approved at the December 12, 2023 Council Meeting |
| Regarding: | Zoning By-law 4316FA-23 (File No. ZBA-21-2023) 451 Line 1 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 creation of a total of three new lots for single-detached dwellings. Zoning By-law 4316FA-23 provides a “Residential (R2) Site-Specific Zone” on the subject lands with provisions for lot coverage, front yard setbacks, exterior side yard setback, garage widths and the projection of porches, decks and patios into a required rear yard and required front yard.



The last date for filing a notice of appeal is January 9, 2024.

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, **December 20, 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