

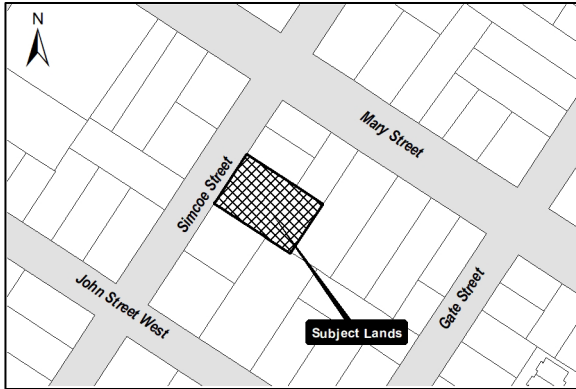
NOTICE OF DECISION



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 January 30, 2024 Council Meeting
Regarding:	Zoning By-law 4316FE-24 (File ZBA-19-2023) 474 Simcoe Street, 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 a proposed severance to create a total of two lots for new single-detached dwellings. Zoning By-law 4316FE-24 provides an “Established Residential (ER) Site-Specific Zone” with provisions for minimum lot frontage, additional lot coverage and encroachments for covered and unenclosed porches, patios and decks, garage setbacks and garage door width.



The last date for filing a notice of appeal is **February 22, 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, **February 2, 2024**

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