

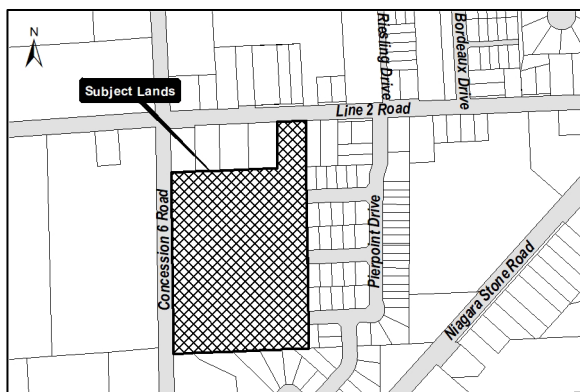
NOTICE OF DECISION



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 February 27, 2024 Council Meeting
Regarding:	Zoning By-law 4316FH-24 (File ZBA-24-2023) 431 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). Zoning By-law 4316FH-24 provides a “Residential (R2) Site-Specific Zone” for the north portion of the lands containing an existing dwelling known municipally as 431 Line 2 Road with provisions to recognize the width and setback of the existing driveway. The balance of the subject lands with frontage on Concession 6 Road remain zoned “Residential Development (RD)” for future residential development. Approval of the By-law will satisfy a condition of a related severance application.



The last date for filing a notice of appeal is **March 26, 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.

Please refer to the Ontario Land Tribunal website at olt.gov.on.ca for more information.



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, **March 6, 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