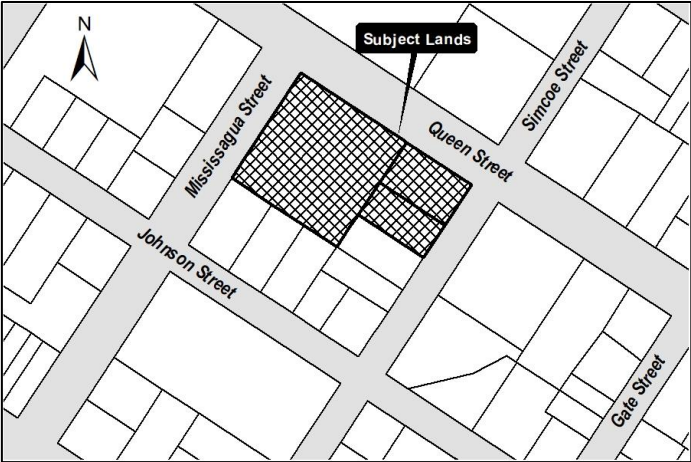




<b>What:</b>	<b>Notice of Decision</b> for an <b>Official Plan Amendment</b> and a <b>Zoning By-law Amendment</b> (under Section 22 and Section 34, respectively, of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
<b>When:</b>	Approved at the <b>May 28, 2024</b> Council Meeting
<b>Regarding:</b>	Official Plan Amendment #94, By law <b>2024-040</b> (File No. OPA-06-2023) Zoning By-law Amendment, By-law <b>4316FK-24</b> (File No. ZBA-15-2023) 228 Queen Street, 209-217 Simcoe Street, Niagara-on-the-Lake



**What is this?**



Town Council for Niagara-on-the-Lake has considered written and oral submissions and approved applications for an Official Plan Amendment and Zoning By-law Amendment on the subject lands (see the location map). Approval of the applications permits the development of an 81-room hotel, including a restaurant, meeting room and spa facilities.

Official Plan Amendment #94 (By-law 2024-040) amends the existing site-specific “Commercial (EX-COM-2)” designation on the subject lands to permit additional hotel rooms and uses, and increased building height.

Zoning By-law Amendment 4316FJ-24 rezones the subject lands to “General Commercial [(GC-31a-H) and (GC-31b-H)] Site-Specific Zones” with provisions for permitted uses, lot frontage and area, front yard setback, exterior side yard setback, rear yard setback, accessory building yards setback, building height, loading space requirements, parking aisle and space requirements, accessible parking, and buffer strips. The by-law also provides a “Holding (H)” symbol to require the merger of the subject lands prior to development on the lands.



**The last date for filing a notice of appeal is June 18, 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 Official Plan Amendment and/or 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, **May 29, 2024**  
Grant Bivol, Town Clerk ([clerks@notl.com](mailto:clerks@notl.com) or 905-468-3266)  
Town Hall, 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0