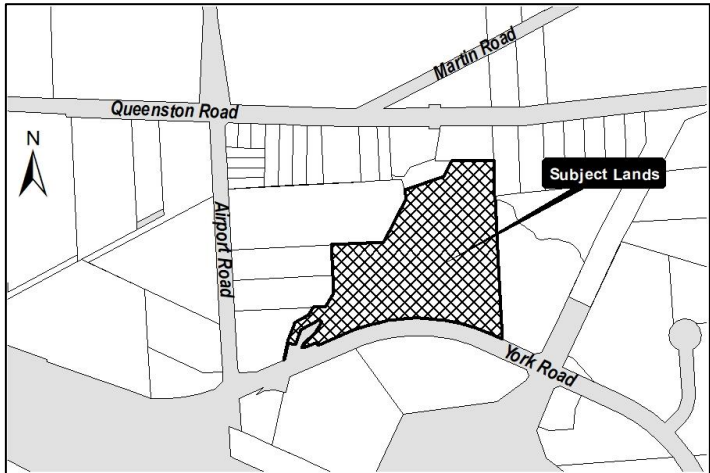




What:	Notice of Decision for an Official Plan Amendment and a Zoning By-law Amendment (under Section 22 and Section 34, respectively, of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
When:	Approved at the May 28, 2024 Council Meeting
Regarding:	Official Plan Amendment #93, By law 2024-039 (File No. OPA-09-2023) Zoning By-law Amendment, By-law 4316FJ-24 (File No. ZBA-20-2023) North Side of York Road, East of Airport Road, 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 three 3-storey hotel suites and one 8-storey hotel, containing a total of 184 hotel rooms, and one 10-storey residential apartment building containing approximately 216 units.

Official Plan Amendment #93 (By-law 2024-039) redesignates the subject lands to “Hospitality Precinct (EX-HP-02)” to permit residential uses in conjunction with commercial uses, limit the maximum building heights, and enable the use of a Holding (H) symbol respecting an exemption to the Airport Zoning Regulation.

Zoning By-law Amendment 4316FJ-24 rezones the subject lands to “Regional Commercial [(RC1-17(a)-H) and (RC1-17(b)-H)] – Site-Specific Zone” with provisions for permitted uses, front yard setback, maximum building height, planting strip, bicycle parking, and residential use within a non-residential building. The by-law also provides a “Holding (H)” symbol to the “Regional Commercial [RC1-17(b)] Site Specific Zone” to require issuance of an exemption to the Airport Zoning Regulation from Transport Canada to permit the development of building heights greater than 140 metres above sea level on these lands, and a “Holding (H)” symbol to the “Regional Commercial [RC1-17(a)] Site Specific Zone” and “Regional Commercial [RC1-17(b)] Site Specific Zone” to ensure that a suitable stormwater management approach is provided prior to development on the lands.

The last date for filing a notice of appeal is June 18, 2024.

A notice of appeal:

- must be filed with the Town Clerk;
- must set out the reasons for the appeal; and
- 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 or 905-468-3266)

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