
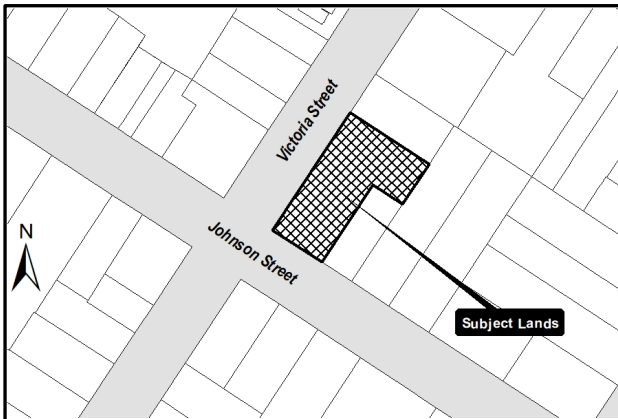


NOTICE OF DECISION

	What:	Notice of Decision for a Zoning By-law Amendment (under Section 34 of the <i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended).
	When:	Approved at the May 28, 2024 Council Meeting
	Regarding:	Zoning By-law Amendment - By-law 4316FN-24 (File ZBA-25-2023) 95 Johnson Street, Niagara-on-the-Lake

What is this?



Town Council for Niagara-on-the-Lake has considered written and oral submissions and approved a Zoning By-law Amendment on the subject lands as follows (see the location map):

Zoning By-law 4316FN-24

The By-law amends the current “Established Residential (ER-12) Site Specific Zone” that permits a 5-room Country Inn on the property to allow an additional guest room (6 rooms total) within the existing dwelling with site

specific provisions to recognize the location of an existing accessory structure and to remove the requirement for an employee parking space.

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.

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, including conditions and any changed conditions, 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 made a written request to be notified of changes to conditions, 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