

## NOTICE OF DECISION

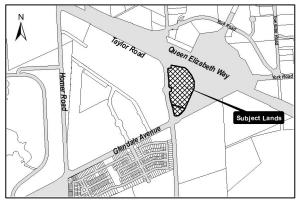
What: Notice of Decision for an Official Plan Amendment (under Section 22 of the Planning Act, R.S.O. 1990, c. P.13, as amended).

When: Approved at the June 25, 2024 Council Meeting

Regarding: Official Plan Amendment #95, By law 2024-048 (File No. OPA-07-2023)

235-253 Taylor Road, Niagara-on-the-Lake

## What is this?



Town Council for Niagara-on-the-Lake has considered written and oral submissions and approved an application for an Official Plan Amendment (see the location map). Approval of the application facilitates the development of mixed use and residential uses on the subject lands.

Official Plan Amendment #95 (By-law 2024-048) redesignates the lands to site-specific "Village Centre (EX-VC-01)" to permit an increased

building height, additional commercial uses, reduced setbacks to Taylor Road and Glendale Avenue, increased density, the provision of internal public amenity space, and enable the use of a Holding (H) symbol respecting an exemption to the Airport Zoning Regulation.

## The last date for filing a notice of appeal is July 17, 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.

Third party appeals are restricted for this application as per Bill 185, *Cutting Red Tape to Build More Homes Act, 2024. Planning Act* appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a "specified person" (as defined by the *Planning Act 1(1))*, and any "public body" (as defined by the *Planning Act 1(1))*.

Dated at the Town of Niagara-on-the-Lake, **June 27, 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 LOS 1T0

