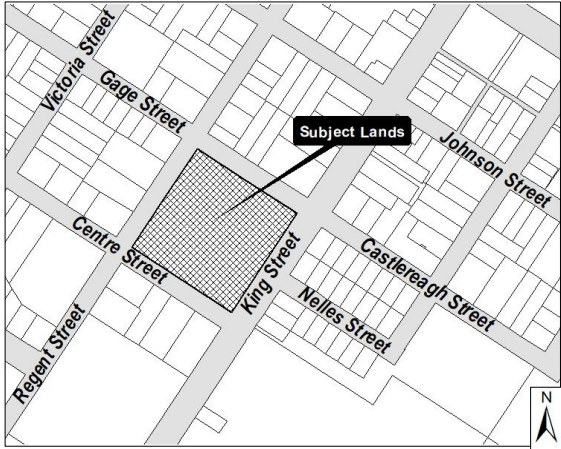
	What:	Notice of Decision for an Official Plan Amendment and a Zoning By-law Amendment (under Section 22 and Section 34, respectively, of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	When:	Approved at the June 25, 2024 Council Meeting
	Regarding:	Official Plan Amendment #85, By law 2024-043 (File No. OPA-01-2023) Zoning By-law Amendment, By-law 4316EY-24 (File No. ZBA-01-2023) 325 King 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 a 129-room hotel, including a restaurant and patio, spa and personal services, banquet/conference facilities, and associated retail uses.

Official Plan Amendment #85 (By-law 2024-043) redesignates the lands to site-specific “General Commercial (EX-COM-6)” to permit the hotel, spa, restaurant and banquet and conference facilities, as well as secondary retail and personal service uses, and contains policies related to building location, parking area access, loading areas, and the requirement for submission of a Cultural Heritage Impact Assessment.

Zoning By-law Amendment 4316EY-24 rezones the subject lands to “General Commercial (GC-110) Site-Specific Zone” with provisions for permitted uses, maximum area of the outdoor patio restaurant, lot frontage, lot area, lot coverage, landscaped open space, setbacks (front yard, interior side yard, exterior side yard, rear yard), building height, prohibition of amplified noise, parking and loading spaces, and encroachments.

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 these applications 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 L0S 1T0