
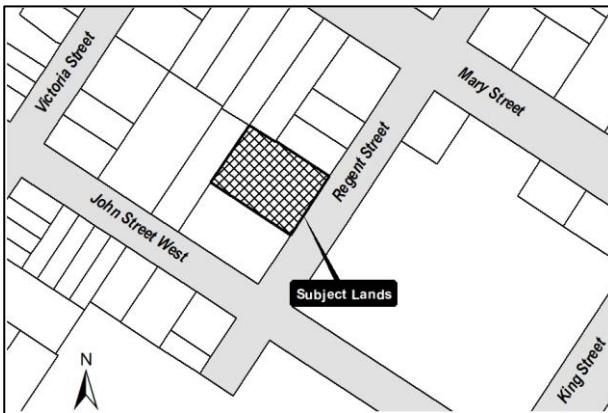


# NOTICE OF DECISION

	<b>What:</b>	<b>Notice of Decision</b> for a <b>Zoning By-law Amendment</b> (under Section 34 of the <i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended).
	<b>When:</b>	Approved at the <b>June 25, 2024</b> Council Meeting
	<b>Regarding:</b>	Zoning By-law Amendment - By-law <b>4316FO-24</b> (File ZBA-06-2024) 489 Regent 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 (see the location map). Zoning By-law 4316FO-24 provides an “Established Residential (ER) Site-Specific Zone” for the subject lands which will facilitate the severance of one new lot for a single-detached dwelling, and one retained lot with an existing single-detached dwelling for continued residential use. The by-law contains site-specific provisions for lot frontages, garages, an existing setback, and permission for operating apparatus to be located within an interior side yard.

## 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.

Please refer to the Ontario Land Tribunal website at [olt.gov.on.ca](http://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.

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](mailto:clerks@notl.com) or 905-468-3266)

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