

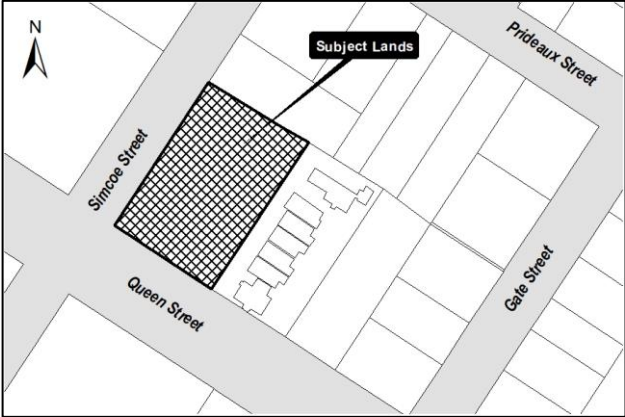




NOTICE OF DECISION

	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:	Refused at the July 30, 2024 Council Meeting
	Regarding:	Zoning By-law Amendment - By-law 4316FR-24 (File ZBA-05-2024) 187 Queen Street, Niagara-on-the-Lake

	What is this?
	<div>  <p>Town Council for Niagara-on-the-Lake has considered written and oral submissions and refused a Zoning By-law Amendment on the subject lands (see the location map). Zoning By-law 4316FR-24 requested an “Established Residential (ER) Site-Specific Zone” for the subject lands to facilitate the severance of one new residential lot off of Simcoe Street for a single-detached dwelling, and one retained lot containing a Part IV designated heritage dwelling for continued residential use. The by-law provided for minimum lot frontage, depth and front yard setback provisions for both lots. The retained lot contained provisions to allow for the construction of an addition to the dwelling, and the severed lot contained provisions for rear yard encroachments and garages.</p> </div>

	The last date for filing a notice of appeal is August 20, 2024.
	<p>A notice of appeal:</p> <ul style="list-style-type: none"> 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. <p>Please refer to the Ontario Land Tribunal website at olt.gov.on.ca for more information.</p>

	Further notice and appeal eligibility:
	<p>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.</p> <p>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.</p> <p>Third party appeals are restricted for this application as per Bill 185, <i>Cutting Red Tape to Build More Homes Act, 2024</i>. <i>Planning Act</i> appeals may be filed by the applicant, the Minister of</p>

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, **July 31, 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