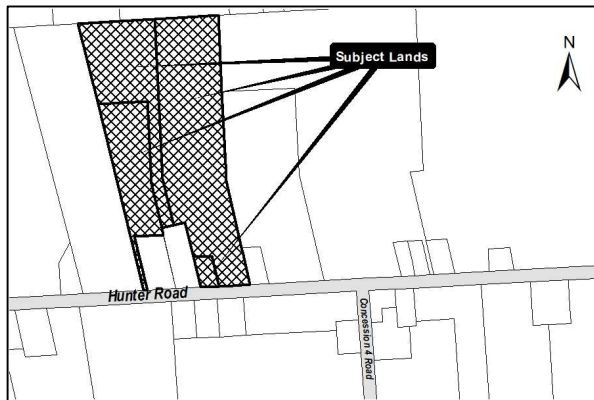


	<b>What:</b>	<b>Notice of Decision for a Zoning By-law Amendment</b> (under Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	<b>When:</b>	<b>Approved at the September 24, 2024 Council Meeting</b>
	<b>Regarding:</b>	Zoning By-law Amendment - By-law <b>500YG-24</b> (File ZBA-10-2024) 216 and 224 Hunter Road, 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 500YG-24 will facilitate the severance of a surplus farm dwelling (224 Hunter Road) and a lot boundary adjustment (216 Hunter Road). The By-law provides a “Rural (A) Site-Specific Zone” with provisions for reduced lot frontage, accessory building setbacks, and front yard setback on the rural residential lands containing the existing dwelling at 216 Hunter

Road, and a “Rural (A) Site-Specific Zone” with provisions for lot frontage, accessory building height, and accessory building setbacks on the rural residential lands containing the existing dwelling at 224 Hunter Road. The by-law also provides an “Agricultural Purposes Only (APO) Zone” on the agricultural portion of the property to prohibit the construction of a new dwelling in perpetuity with site-specific provisions for lot frontage, lot area and depth.



## The last date for filing a notice of appeal is **October 15, 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, **September 25, 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