

	What:	Notice of Complete Application and Open House for a Modification to an Approved Draft Plan of Condominium (under Section 51 of the <i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended).
	When:	Open House on Monday, December 2, 2024 at 5:00 pm
	Where:	Electronically via the directions below
	Regarding:	File No. 26CD-18-24-06 – Harvest Creek Condominium, Niagara-on-the-Lake
	<p>What is this?</p> <p>An application has been received for a Modification to an approved Draft Plan of Condominium on the subject lands (see location map). The application requests to remove a condition of approval relating to the construction of a required noise barrier on the southeast corner of the subject lands.</p>	
	<p>Dialogue is encouraged:</p> <p>You are invited to attend the Open House to gather information and provide input regarding this matter.</p> <p>The Open House will continue to be held electronically at this time.</p> <p>If you wish to participate electronically at the Open House, you must register in advance with the Town Staff noted below. You will receive an email on the date of the meeting with instructions to connect to the Open House on your computer, tablet or telephone.</p> <ul style="list-style-type: none"> • Open House – Victoria Nikoltcheva (victoria.nikoltcheva@notl.com or 905-468-6451) (register as soon as possible but prior to 12 noon on Monday, December 2, 2024) <p>If you wish to view the Open House for information purposes, registration is not required. The meeting will be recorded and available for viewing after the meeting on the Town’s website at https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes</p> <p>Please Note: Written comments on the application are encouraged and must be submitted to the Town Clerk, at 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0 or via email at clerks@notl.com referencing the above file number. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.</p>	
	<p>For more information:</p> <p>A copy of the application and supporting documents for the proposal may be obtained on the Town’s website at https://www.notl.com/business-development/public-planning-notices, or at the Community and Development Services Department within Town Hall.</p> <p>Please contact Victoria Nikoltcheva, Senior Planner, at 905-468-6451 or via email at victoria.nikoltcheva@notl.com if additional information is required.</p>	

If you wish to be notified of the future decision with respect to the application, you must submit a written request to the Town Clerk including your name and the address to which such notice should be sent.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Niagara-on-the-Lake before the by-law is passed, the person or public body is not entitled to appeal the decision.



If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Niagara-on-the-Lake before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that 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, November 19, 2024
Grant Bivol, Town Clerk