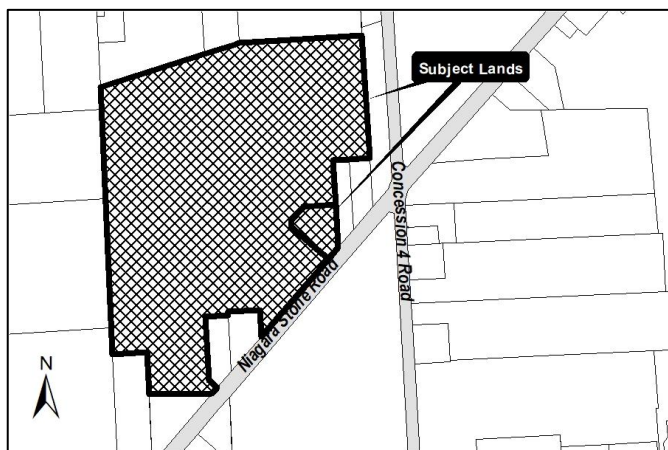




<b>What:</b>	<b>Notice of Decision</b> for a <b>Zoning By-law Amendment</b> (under Section 34 of the <i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended).
<b>When:</b>	<b>Approved</b> at the <b>April 29, 2025</b> Council Meeting
<b>Regarding:</b>	Zoning By-law Amendment - By-laws <b>500YQ-25</b> & <b>500WS(2)-25</b> (File ZBA-20-2024) 1696-1710 Niagara Stone Road, Niagara-on-the-Lake



## What is this?



Town Council for Niagara-on-the-Lake has considered written and oral submissions and approved Zoning By-law Amendments on the subject lands (see the location map).

Zoning By-law 500YQ-25 rezones the lands municipally known as 1708 Niagara Stone Road to a “Rural (A) Site-Specific Zone” to permit a 4-room Villa in the existing single-detached dwelling. Site-specific provisions include minimum lot frontage, minimum building setbacks, villa

regulations, minimum outdoor amenity area, and a definition for the Villa use.

Zoning By-law 500WS(2)-25 satisfies a condition of consent (Town File B-01/25) to facilitate a minor boundary adjustment by conveying the lands municipally known as 1710 Niagara Stone Road, containing existing storage and seasonal farm help buildings, to merge in title with the abutting Pillitteri Estate Winery at 1696 Niagara Stone Road. Zoning By-law 500WS(2)-25 amends the existing “Rural (A) Site-Specific Zone” of Pillitteri Estate Winery to include the merged parcel on the overall lands at 1696 Niagara Stone Road.



## The last date for filing a notice of appeal is May 20, 2025.

A notice of appeal:

- must be filed with the Town Clerk;
- must set out the reasons for the appeal; and
- must be accompanied by the fee required by the Ontario Land Tribunal.

An appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this amendment may be made by filing a notice of appeal with the Town Clerk by one (1) of the following means:

- Through the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting the Town of Niagara-on-the-Lake as the Approval Authority; or,
- Through providing physical copies of the appeal materials to Town Hall at the address below; or,
- Through providing electronic copies of the appeal materials to the Town Clerk at [clerks@notl.com](mailto:clerks@notl.com).

The appeal fee can be paid online through e-file or by certified cheque/money order and submitted to the Town (certified cheque/money order to be addressed to the Minister of Finance, Province of Ontario). Further information and the required forms are available on the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).



**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, 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 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, **April 30, 2025**

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