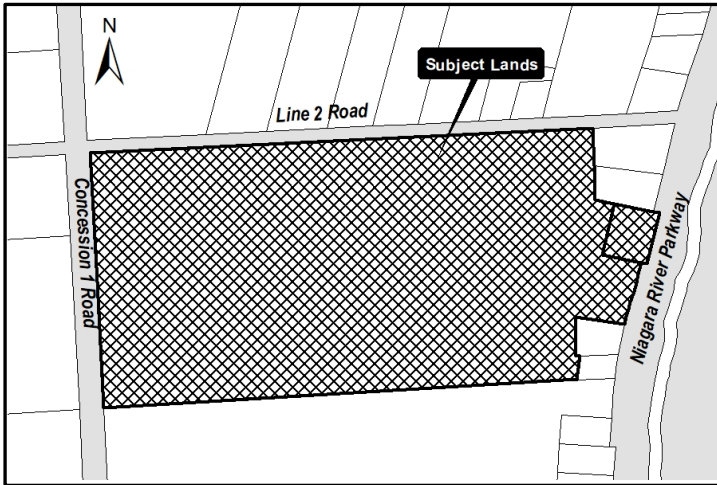
	What:	Notice of Decision for a Zoning By-law Amendment (under Section 34 of the <i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended).
	When:	Approved at the October 29, 2024 Council Meeting
	Regarding:	Zoning By-law Amendment - By-law 500XC(1)-24 (File ZBA-07-2024) 15608 and 15618 Niagara River Parkway, 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 as follows (see the location map):

Zoning By-law 500XC(1)-24

The By-law rezones a portion of the lands municipally known as 15608 Niagara River Parkway (Reif Estate Winery), which is proposed to be added to 15618 Niagara River

Parkway through a minor boundary adjustment, to an existing “Rural Residential (RR) Site Specific Zone.” The By-law also addresses a setback deficiency to an existing building located on 15608 Niagara River Parkway.

The last date for filing a notice of appeal is November 20, 2024.

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.

Please refer to the Ontario Land Tribunal website at 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, 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, **October 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