



<b>What:</b>	Notice of <b>Complete Application, Open House</b> and <b>Public Meeting</b> for an <b>Official Plan Amendment</b> (under Section 22 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended)
<b>When:</b>	Open House: <b>Tuesday, September 2, 2025 at 5:00 pm</b> Public Meeting: <b>Tuesday, September 9, 2025 at 6:00 pm</b>
<b>Where:</b>	Open House:     Electronically via the directions below Public Meeting:  In-person at the Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil, or electronically via the directions below
<b>Regarding:</b>	File No. OPA-06-2025 200 John Street East and 588 Charlotte Street, Niagara-on-the-Lake



### What is this?

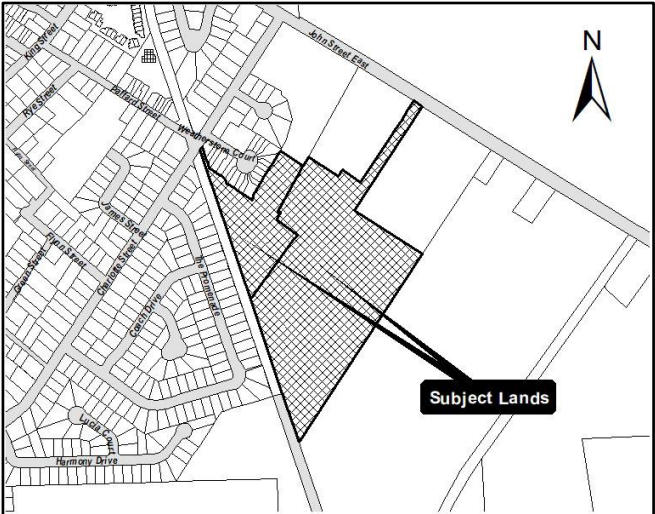
An application has been received for an Official Plan Amendment on the subject lands, known municipally as 200 John Street East and 588 Charlotte Street (see location map).

The Official Plan Amendment proposes to redesignate a portion of the subject lands, on the east boundary of 200 John Street East, from “Agricultural” to “Low Density Residential.”

The proposed redesignation of a portion of 200 John Street East to “Low Density Residential” aligns with the Interim Decision issued by the Ontario Land Tribunal (“OLT”) for Case Numbers OLA-22-003603-OLT-23-000494, dated October 11, 2024, which approved the location of the urban boundary in conformity with the Niagara Official Plan and the Greenbelt Plan. The Interim Decision of the OLT was dismissed on April 15, 2025, and no longer has standing.

The application also proposes to establish a site-specific exception to establish primary and emergency access to the subject lands.

No development on the subject lands is proposed through this application, and any future development will require the submission of applicable *Planning Act* applications.



### Dialogue is encouraged:



You are invited to attend the Open House and Public Meeting to gather information and provide input regarding this matter.

**Town Hall is open for the public to register in advance to attend Committee of the Whole and Council Meetings, including Public Meetings, in-person. Alternatively, the public will continue to have the option to register in advance to participate electronically.**

**The Open House will continue to be held electronically at this time.**

If you wish to participate electronically at the Open House or Public Meeting, 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 and/or Public Meeting on your computer, tablet or telephone.

- Open House – Aimee Alderman, Manager of Development Planning ([aimee.alderman@notl.com](mailto:aimee.alderman@notl.com) or 905-468-3266 ext. 224) (register as soon as possible but prior to 12 noon on Tuesday, September 2, 2025)

	<ul style="list-style-type: none"> <li>Public Meeting – Clerks Department (<a href="mailto:clerks@notl.com">clerks@notl.com</a> or 905-468-3266) (register as soon as possible but prior to 12 noon on Monday, September 8, 2025)</li> </ul> <p>If you wish to attend the Public Meeting in-person, registration with the Clerk is appreciated.</p> <p>If you wish to view the Open House and/or Public Meeting for information purposes, registration is not required. The meetings will be recorded and available for viewing after the meetings on the Town’s website at <a href="https://www.notl.com/council-government/meetings-agendas-minutes">https://www.notl.com/council-government/meetings-agendas-minutes</a></p> <p><b>Please Note:</b> 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 <a href="mailto:clerks@notl.com">clerks@notl.com</a> referencing the above file numbers. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.</p>
	<p><b>For more information:</b></p> <p>A copy of the applications and supporting documents for the proposal may be obtained on the Town’s website at <a href="https://www.notl.com/business-development/planning-services/public-planning-notice">https://www.notl.com/business-development/planning-services/public-planning-notice</a>, or at the Community and Development Services Department within Town Hall.</p> <p>Please contact Aimee Alderman, Manager of Development Planning, at 905-468-3266 ext. 224 or via email at <a href="mailto:aimee.alderman@notl.com">aimee.alderman@notl.com</a> if additional information is required.</p>
	<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.</p> <p>If a person or public body does not share their views in writing to the Town Clerk or orally at a statutory Public Meeting before a decision is made, the person/public body:</p> <ol style="list-style-type: none"> <li>Is not entitled to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal; and</li> <li>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.</li> </ol> <p>Please note that third party appeals are restricted for this application as per Bill 185, Cutting Red Tape to Build More Homes Act, 2024. <i>Planning Act</i> appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by the <i>Planning Act</i> 1(1)), and any “public body” (as defined by the <i>Planning Act</i> 1(1)).</p> <p>Dated at the Town of Niagara-on-the-Lake, August 20, 2025 Grant Bivol, Town Clerk</p>