

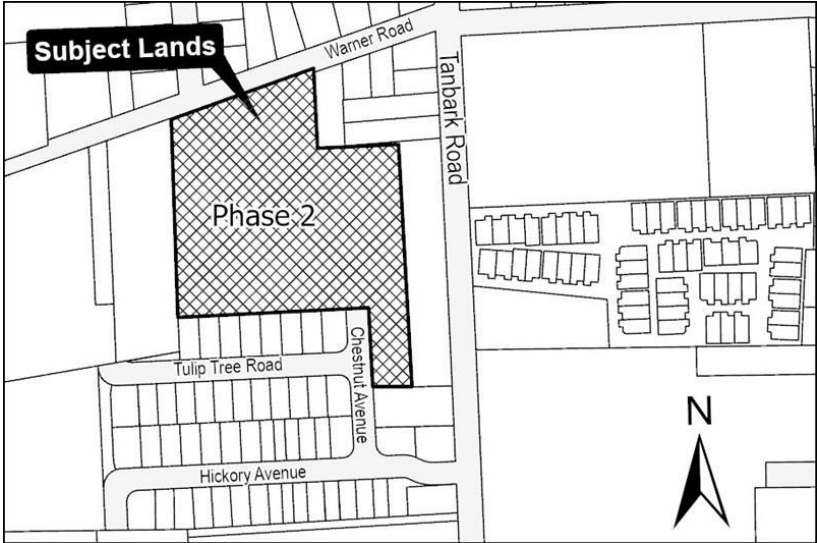


	What:	Notice of Complete Application, Open House and Public Meeting for a Zoning By-law Amendment and Draft Plan of Subdivision (under Sections 34 and 51 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	When:	Open House: Monday, October 20, 2025 at 5:00 pm Public Meeting: Tuesday, November 4, 2025 at 6:00 pm
	Where:	Open House: Electronically via the directions below Public Meeting: In-person at Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil, or electronically via the directions below
	Regarding:	File Nos. 26T-18-25-01 & ZBA-19-2025 Tawny Ridge Estates, Phase 3 (Block 27 within Phase 2) Southside of Warner Road, Niagara-on-the-Lake
	What is this?	<p>Applications have been received for a Zoning By-law Amendment and Draft Plan of Subdivision on the subject lands (see location map), identified as Block 27 of the Council-approved Tawny Ridge Phase 2 Draft Plan of Subdivision (File 26T-18-22-03, approved January 30, 2024 and February 6, 2024).</p> <p>The Applications have been submitted to facilitate development on Block 27, including five (5) new blocks to accommodate a total of 18 on-street townhouse dwellings. Three (3) of the blocks propose three (3) townhouse dwelling units each, one (1) of the blocks proposes four (4) townhouse dwelling units, and one (1) of the blocks proposes five (5) townhouse dwelling units. The proposal only applies to Block 27 of the Council-approved Tawny Ridge Phase 2 Draft Plan of Subdivision.</p> <p>The Zoning By-law Amendment proposes to amend the “Residential Multiple (RM1) Site-Specific Zone” on Block 27 to permit on-street townhouse dwellings and incorporate site-specific provisions for lot frontage, lot area, lot coverage, building height, and front, interior side and rear yard setbacks.</p>
		<p>Dialogue is encouraged:</p> <p>You are invited to attend the Open House and Public Meeting to gather information and provide input regarding this matter.</p> <p>Town Hall is open for the public 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.</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 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.</p> <ul style="list-style-type: none"> • Open House – Victoria Nikoltcheva (victoria.nikoltcheva@notl.com or 905-468-6451)



	<p>(register as soon as possible but prior to 12 noon on Monday, October 20, 2025)</p> <ul style="list-style-type: none">• Public Meeting – Clerks Department (clerks@notl.com or 905-468-3266) (register as soon as possible but prior to 12 noon on Monday, November 3, 2025) <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 https://www.notl.com/council-government/meetings-agendas-minutes</p> <p>Please Note: Written comments on the applications 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 numbers. 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 applications and supporting documents for the proposal may be obtained on the Town’s website at https://www.notl.com/business-development/public-planning-notice, 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>
	<p>If you wish to be notified of the future decision with respect to the applications, 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 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.</p> <p>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.</p> <p>Please note that third party appeals are restricted for these applications 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, September 12, 2025 Grant Bivol, Town Clerk</p>

DRAFTING	MK
DATE	JANUARY 28, 2022
PRINTED	JULY 11, 2023
SCALE	1:500
DWG No.	REV
21178-PH2-DP	1