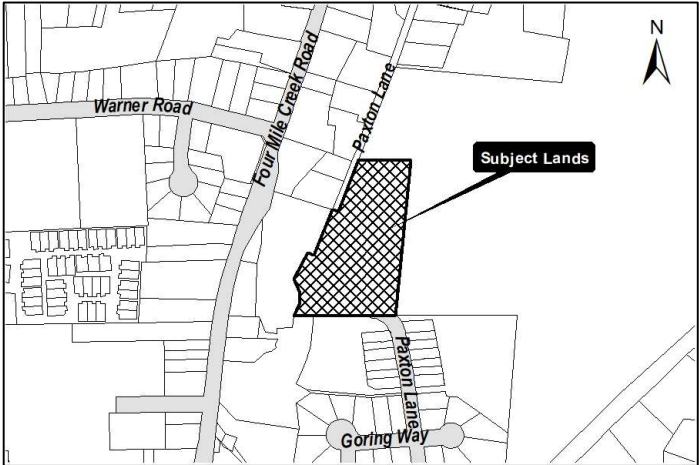


	What:	Notice of Complete Application and Open House for a Modification to an Approved Draft Plan of Subdivision (under Section 51 of the <i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended).
	When:	Open House on Monday, October 27, 2025 at 5:00 pm
	Where:	Electronically via the directions below
	Regarding:	File No. 26T-18-25-02 The Settlement at St. Davids (Extension) Draft Plan of Subdivision Modification 46 Paxton Lane, Niagara-on-the-Lake

	What is this? An application has been received for a Modification to an approved Draft Plan of Subdivision on the subject lands (see location map). The application requests to revise the approved Draft Plan of Subdivision on the subject lands (Town File 26CD-18-12-01), which was approved by the Ontario Municipal Board (now Ontario Land Tribunal) on August 16, 2013 (Case PL130165).	
	The application requests to permit 12 single-detached dwellings and four blocks containing a total of 17 townhouse units, and to remove the existing detached dwelling known as the Paxton House, which is designated under Part IV of the <i>Ontario Heritage Act</i> (OHA) from the approved Draft Plan. The application further requests to revise select Conditions of Draft Plan Approval related to the restoration of the Paxton House, and requirements related to the conveyance of open space blocks containing archaeological resources to the Town for park space.	

	Dialogue is encouraged: You are invited to attend the Open House to gather information and provide input regarding this matter. The Open House will continue to be held electronically at this time. 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. Open House – Connor MacIsaac (connor.macisaac@notl.com or 905-468-3266 ext. 313) (register as soon as possible but prior to 12 noon on Monday, October 27, 2025) 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 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.	



For more information:

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.

Please contact Connor MacIsaac, Planner II, at 905-468-3266 ext. 313 or via email at connor.macisaac@notl.com if additional information is required.



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 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:

- a) Is not entitled to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal; and
- b) 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, October 15, 2025
Grant Bivol, Town Clerk