



NOTICE OF INTENTION TO PASS AN AMENDING ZONING BY-LAW TO REMOVE HOLDING (H) SYMBOL



What:

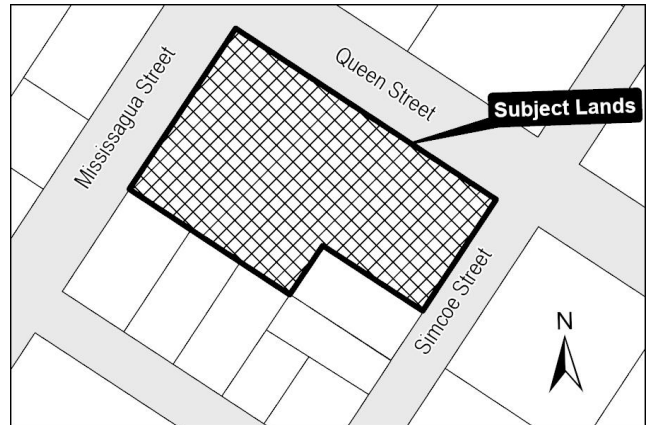
Notice of **Intention to Pass an Amending Zoning By-law to Remove Holding (H) Symbol** (under Section 36 of the Planning Act, R.S.O. 1990 as amended).

Regarding:

File No. ZBA-18-2025 – 228 Queen Street, Niagara-on-the-Lake

What is this?

The Zoning By-law Amendment Application proposed to remove the Holding (H) Symbol that applies to the subject lands (see location map) through site-specific Zoning By-law 4316-FK-24, as approved by Town Council on May 28, 2024.



The Holding (H) symbol shall not be removed until such time as the lands merge in title, as verified through the submission of a parcel register and PIN map, to the satisfaction of the Town of Niagara-on-the-Lake.

Removal of the (H) Holding Symbol will allow for the intended development of an 81-room hotel development on the subject lands with the existing site-specific Zoning By-law provisions.

The Council for the Town of Niagara-on-the Lake may pass the proposed Zoning By-law Amendment to remove the Holding (H) symbol from the subject lands no earlier than the **November 18, 2025**, Council meeting. However, Council may consider the proposed Zoning Bylaw Amendment at a later meeting. Under Section 36(3) of the Planning Act, only the applicant has appeal rights with respect to the removal of a Holding (H) symbol. There are no third-party rights to appeal the proposed Zoning By-law Amendment.

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

If you wish to participate electronically to make an oral presentation or ask questions at the Council meeting, you must register in advance with the Town Clerk (clerks@notl.com or 905-468-3266). You will receive an email on the date of the meeting with instructions to connect to the Council meeting on your computer, tablet or telephone. If you wish to attend the Council meeting in-person, registration with the Clerk is appreciated. If you wish to view the Council meeting for information purposes, registration is not required. The meeting will be recorded and available for viewing on the Town's website at <https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes>

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-notice>, or at the Community and Development Services Department within Town Hall.

Please contact Alex Bokestyn, Planner II, at 905-468-6430 or via email at alex.bokestyn@notl.com if additional information is required.

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 23, 2025**
Grant Bivol, Town Clerk

