

NOTICE OF INTENTION TO PASS 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 <i>Planning Act</i> , R.S.O. 1990 as amended).
	Regarding:	File ZBA-22-2025 – Lands located on the northwest side of King Street, south of Cottage Street, Niagara-on-the-Lake
	What is this? The Zoning By-law Amendment application proposes to remove the Holding (H) symbol that applies to the subject lands (see location map) through site-specific Zoning By-law 4316FF-24, as approved by the Ontario Land Tribunal on April 26, 2024.  The Holding (H) symbol shall be removed upon final approval of a stormwater management approach. The required stormwater management documents have been reviewed and approved through a separate ongoing process with the Town (File SP-01-2025). Removal of the Holding (H) symbol will permit development of a 3-storey, 17-unit apartment building 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 By-law Amendment at a later meeting. Under Section 36(3) of the <i>Planning Act</i>, 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	
	Please contact Christopher Mazerolle, Development Coordinator, at 905-468-3266 Ext. 334 or via email at christopher.mazerolle@notl.com if additional information is required. A copy of the application and supporting documents for the proposal may be obtained on the Town’s website, https://www.notl.com/business-development/public-planning-notices or at the Community and Development Services Department within Town Hall (1593 Four Mile Creek Road, Virgil, ON). Dated at the Town of Niagara-on-the-Lake, October 23, 2025 Grant Bivol, Town Clerk	