
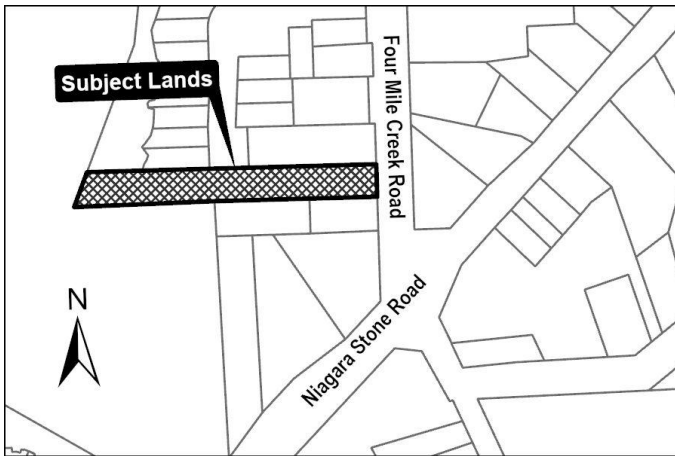


# NOTICE OF DECISION

	<b>What:</b>	<b>Notice of Decision</b> for a <b>Zoning By-law Amendment</b> (under Section 34 of the <i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended).
	<b>When:</b>	<b>Approved</b> at the <b>October 28, 2025</b> , Council Meeting
	<b>Regarding:</b>	Zoning By-law Amendment - <b>By-law 4316FW-25</b> (File ZBA-10-2025) 1634 Four Mile Creek Road, Niagara-on-the-Lake

## What is this?



Town Council for Niagara-on-the-Lake has considered written and oral submissions and approved a Zoning By-law Amendment on the subject lands known municipally as 1634 Four Mile Creek Road (see the location map).

Zoning By-law 4316FW-25 rezones the lands to “Village Commercial (VC-H-49) Site-Specific Holding Zone” on the easterly portion of the subject lands, and rezones the westerly portion of the subject lands to “Open Space (OS-49) Site

Specific Zone.” The site-specific provisions of the Village Commercial (VC-H-49) Zone facilitate the development of the proposed single-detached dwelling and its associated interior side yard setbacks, building height, and lot coverage. The Open Space (OS-49) Zone ensures the long-term protection of the environmental lands on the westerly portion of the subject lands. A Holding (“H”) Symbol is included to ensure archaeological requirements are addressed prior to development proceeding on the subject lands.

## The last date for filing a notice of appeal is November 18, 2025.


A notice of appeal:

- must be filed with the Town Clerk;
- must set out the reasons for the appeal; and
- must be accompanied by the fee required by the Ontario Land Tribunal.

An appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this amendment may be made by filing a notice of appeal with the Town Clerk by one (1) of the following means:

- Through the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting the Town of Niagara-on-the-Lake as the Approval Authority; or,
- Through providing physical copies of the appeal materials to Town Hall at the address below; or,
- Through providing electronic copies of the appeal materials to the Town Clerk at [clerks@notl.com](mailto:clerks@notl.com).

The appeal fee can be paid online through e-file or by certified cheque/money order and

	submitted to the Town (certified cheque/money order to be addressed to the Minister of Finance, Province of Ontario). Further information and the required forms are available on the OLT website at <a href="http://www.olt.gov.on.ca">www.olt.gov.on.ca</a> .
	<p><b>Further notice and appeal eligibility:</b> Only individuals, corporations or public bodies may appeal decisions in respect of a proposed Zoning By-law Amendment to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.</p> <p>No person or public body shall be added as a party to the hearing of the appeal of the decision of Town Council, unless the person or public body, before Town Council made its decision, made oral submissions at a public meeting or written submissions to Town Council, or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.</p> <p>Third party appeals are restricted for these applications as per Bill 185, <i>Cutting Red Tape to Build More Homes Act, 2024</i>. <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 1(1)</i>), and any “public body” (as defined by the <i>Planning Act 1(1)</i>).</p> <p>Dated at the Town of Niagara-on-the-Lake, <b>October 29, 2025</b> Grant Bivol, Town Clerk (<a href="mailto:clerks@notl.com">clerks@notl.com</a> or 905-468-3266) Town Hall, 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0</p>