



What:	Notice of Complete Applications, Open House and Public Meeting for a Zoning By-law Amendment and Modification to an Approved Draft Plan of Condominium (under Section 34 and Section 51 of the <i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended)
When:	Open House: Monday, November 24, 2025 at 5:00 pm Public Meeting: Tuesday, December 2, 2025 at 6:00 pm
Where:	Open House: Electronically via the directions below Public Meeting: In-person at the Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil, or electronically via the directions below
Regarding:	Files ZBA-24-2025 and 26CD-18-25-06 308 Four Mile Creek Road (Phase 2), Niagara-on-the-Lake



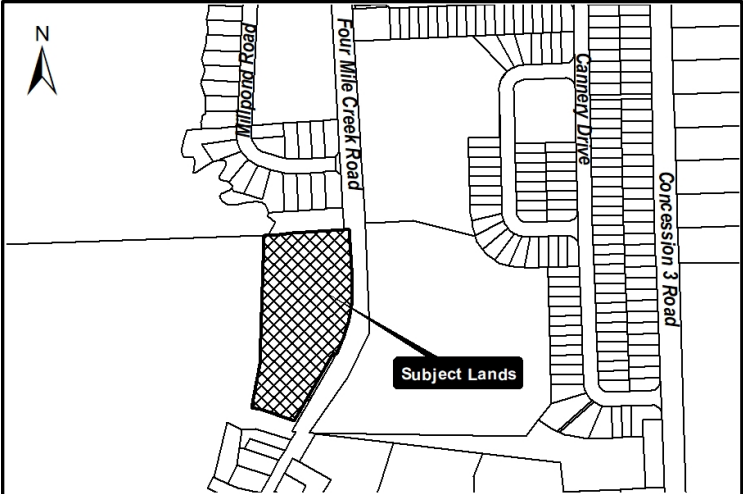
What is this?

Applications have been received for a Zoning By-law Amendment and a Modification to an approved Draft Plan of Vacant Land Condominium on the subject lands (see location map).

The Applications are proposed to facilitate the development of fifteen (15) block townhouse dwelling units to be accessed via a private road which connects to Four Mile Creek Road.

The Zoning By-law Amendment proposes to rezone a portion of the subject lands to a site-specific “Residential Multiple (RM1) Zone” to permit the block townhouse dwellings, with site-specific provisions for permitted yard projections and encroachments, distance between buildings on the same lot, interior side yard setback, and garage door width. No changes are proposed to the site-specific “Open Space (OS)” zones, which were implemented as part of a former approval on the subject lands to protect the Four Mile Creek and associated buffer lands, with permissions to allow for a private road and infrastructure subject to approval from the Niagara Peninsula Conservation Authority.

The approved Draft Plan (Town File No. 26CD-18-23-01), includes nine (9) condominium units for townhouse dwellings on the northern portion of the property and a block at the southern portion of the property identified for future development, and a block for open space to protect the Four Mile Creek and associated buffer lands. The Draft Plan (Town File No. 26CD-18-23-01) was approved by Town Council on July 30, 2024. The modification is seeking to add six (6) condominium units for block townhouse dwellings at the southern portion of the subject lands, which is marked as Phase 2 – Future Development on the approved Draft Plan, in addition to revising the configuration of the private road.



Dialogue is encouraged:

You are invited to attend the Open House and Public Meeting to gather information and provide input regarding this matter.

Town Hall is open for the public to register in advance 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.

The Open House will continue to be held electronically at this time.

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. • Open House – John Federici, Senior Planner (john.federici@notl.com or 905-468-6441) (register as soon as possible but prior to 12 noon on Monday, November 24, 2025) • Public Meeting – Clerks Department (clerks@notl.com or 905-468-3266) (register as soon as possible but prior to 12 noon on Monday, December 1, 2025) If you wish to attend the Public Meeting in-person, registration with the Clerk is appreciated. 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/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 numbers. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.
	For more information: 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-notices, or at the Community and Development Services Department within Town Hall. Please contact John Federici, Senior Planner, at 905-468-6441 or via email at john.federici@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. <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>). Dated at the Town of Niagara-on-the-Lake, October 30, 2025 Grant Bivol, Town Clerk