



What:	Notice of Complete Application, Open House and Public Meeting for a Zoning By-law Amendment (under Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended)
When:	Open House: Monday, November 17, 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:	File ZBA-23-2025 224-226 Regent Street and 42 Market Street, Niagara-on-the-Lake

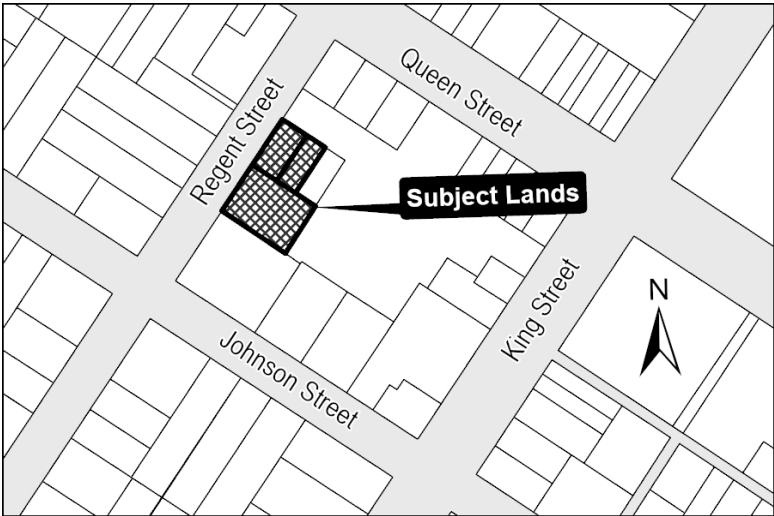


What is this?

An application has been received for a Zoning By-law Amendment on the subject lands, which includes three (3) separate parcels (see location map).

The Application would facilitate the conversion of an existing temporary patio located at 226 Regent Street, used by the Angel Inn, to a permanent outdoor patio, in addition to permitting two (2) existing cottage rentals.

The Application proposes to rezone 226 Regent Street to “Queen Picton (QPC) Commercial Zone” to permit a permanent outdoor patio on a parcel abutting a residential zone and to permit two (2) cottage rentals, with site-specific provisions for patio size, parking and drive aisle requirements, number of cottage rentals permitted on one property and associated on-site amenity area, sight triangles and fencing. The Application further proposes to rezone 224 Regent Street to “Queen Picton (QPC) Commercial Zone” with site-specific provisions for lot frontage, rear yard setback, lot coverage and sight triangles, and to rezone 42 Market Street to “Queen Picton (QPC) Commercial Zone” with site-specific provisions for lot frontage and rear yard setback, to recognize existing conditions.



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 17, 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-notice, 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</i> 1(1)), and any “public body” (as defined by the <i>Planning Act</i> 1(1)). Dated at the Town of Niagara-on-the-Lake, October 30, 2025 Grant Bivol, Town Clerk