
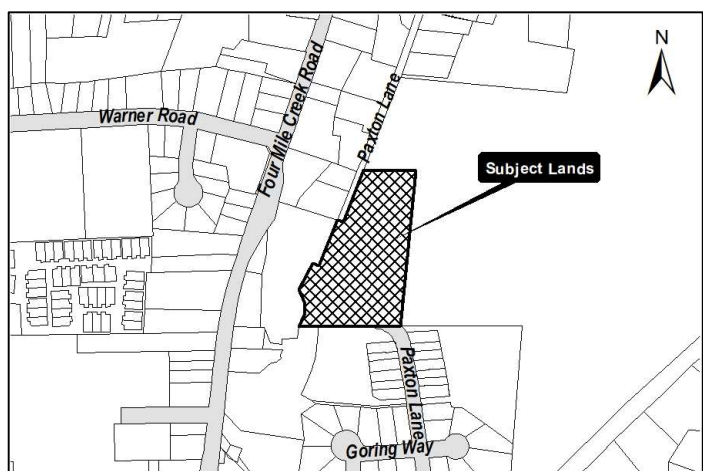



	<b>What:</b>	Notice of <b>Complete Application, Open House</b> and <b>Public Meeting</b> for a <b>Zoning By-law Amendment to apply a Holding (H) Symbol</b> (under Sections 34 and 36 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	<b>When:</b>	Open House: <b>Monday, November 24, 2025 at 6:00 pm</b> Public Meeting: <b>Tuesday, December 2, 2025 at 6:00 pm</b>
	<b>Where:</b>	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
	<b>Regarding:</b>	File No. ZBA-25-2025 – 46 Paxton Lane, Niagara-on-the-Lake
	<div data-bbox="215 806 1544 1787"> <div data-bbox="215 806 795 860"><b>What is this?</b></div> <div data-bbox="215 860 795 1249"> <p>An application has been received for a Zoning By-law Amendment on the subject lands (see location map), identified as Block 18 within the Draft Plan of Subdivision known as The Settlement at St. Davids (Extension). The Draft Plan of Subdivision was approved by the Ontario Municipal Board (now Ontario Land Tribunal) on August 16, 2013 (Case PL130165).</p> </div> <div data-bbox="215 1249 795 1505"> <p>The application proposes to amend the “Open Space (OS-14) Site-Specific Zone” on Block 18 to include a “Holding (H)” symbol to preclude any development from occurring within Block 18, until such time as a development application for the lands has been approved and a clearance letter from the Ministry of Citizenship and Multiculturalism has been issued confirming that the site has been cleared of archaeological potential.</p> </div> <div data-bbox="215 1505 1544 1787"> <p>The application is related to the concurrent request to Modify the Approved Draft Plan of Subdivision on the subject lands (Town File No. 26T-18-25-02), which, among other modifications, proposes to remove the Condition of Draft Plan Approval requiring the conveyance of Block 18 to the Town for the protection of archaeological resources. The applicant would retain ownership of Block 18 for future development, upon removal of the proposed “Holding (H)” symbol.</p> </div> </div> <div data-bbox="812 860 1510 1330" data-label="Image">  </div>	
	<div data-bbox="215 1787 1544 2545"> <div data-bbox="215 1787 1544 1841"><b>Dialogue is encouraged:</b></div> <div data-bbox="215 1841 1544 1975"> <p>You are invited to attend the Open House and Public Meeting to gather information and provide input regarding this matter.</p> </div> <div data-bbox="215 1975 1544 2110"> <p><b>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.</b></p> </div> <div data-bbox="215 2110 1544 2190"> <p><b>The Open House will continue to be held electronically at this time.</b></p> </div> <div data-bbox="215 2190 1544 2378"> <p>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.</p> </div> <div data-bbox="215 2378 1544 2545"> <ul style="list-style-type: none"> <li>• Open House – Connor MacIsaac (<a href="mailto:connor.macisaac@notl.com">connor.macisaac@notl.com</a> or 905-468-3266 ext. 313) (register as soon as possible but prior to 12 noon on Monday, November, 24 2025)</li> <li>• Public Meeting – Clerks Department (<a href="mailto:clerks@notl.com">clerks@notl.com</a> or 905-468-3266)</li> </ul> </div> </div>	

	<p>(register as soon as possible but prior to 12 noon on Monday, December 1, 2025)</p> <p>If you wish to attend the Public Meeting in-person, registration with the Clerk is appreciated.</p> <p>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 <a href="https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes">https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes</a></p> <p><b>Please Note:</b> 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 <a href="mailto:clerks@notl.com">clerks@notl.com</a> referencing the above file numbers. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.</p>
	<p><b>For more information:</b></p> <p>A copy of the application and supporting documents for the proposal may be obtained on the Town’s website at <a href="https://www.notl.com/business-development/public-planning-notice">https://www.notl.com/business-development/public-planning-notice</a>, or at the Community and Development Services Department within Town Hall.</p> <p>Please contact Connor MacIsaac, Planner II, at 905-468-3266 ext. 313 or via email at <a href="mailto:connor.macisaac@notl.com">connor.macisaac@notl.com</a> if additional information is required.</p>
	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"><li>a) Is not entitled to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal; and</li><li>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.</li></ul> <p>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>).</p> <p>Dated at the Town of Niagara-on-the-Lake, November 13, 2025 Grant Bivol, Town Clerk</p>