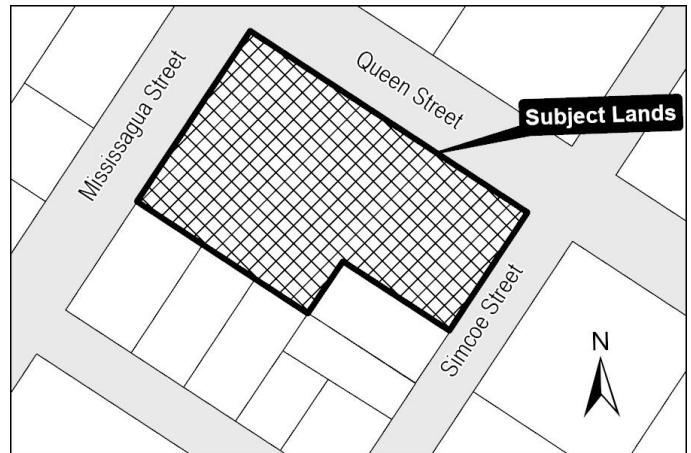
	What:	Notice of Decision for a Zoning By-law Amendment (under Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	When:	Approved at the November 18, 2025 , Council Meeting
	Regarding:	Zoning By-law Amendment - By-law 4316FK(1)-25 (File ZBA-18-2025) 228 Queen Street, Niagara-on-the-Lake

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 228 Queen Street (see the location map).



Zoning By-law 4316FK(1)-25 removes the Holding (“H”) symbol from the “Old Town Community Zoning District – General Commercial (GC-31a and GC31b) Site Specific Zone” to facilitate the intended development of an 81-room hotel development on the subject lands.

The Holding (“H”) symbol has been removed from the site-specific zoning, as a parcel register and PIN Map verifying the merging of lands was provided.

The last date for filing a notice of appeal is December 9, 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.

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 www.olt.gov.on.ca.

**Further notice and appeal eligibility:**

Where an application for an amendment to the by-law to remove the holding symbol is refused or Council fails to make a decision thereon within 90 days after receipt by the Clerk of the application, the applicant may appeal to the Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated at the Town of Niagara-on-the-Lake, **November 19, 2025**

Grant Bivol, Town Clerk (clerks@notl.com or 905-468-3266)

Town Hall, 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0