





NOTICE OF DECISION

	What:	Notice of Decision for a Zoning By-law Amendment (under Section 34 of the <i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended).
	When:	Approved at the November 18, 2025 , Council Meeting
	Regarding:	Zoning By-law Amendment - By-law 4316FF(1)-25 (File ZBA-22-2025) Vacant Lands Between 727 & 733 King 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 as Vacant Lands Between 727 & 733 King Street (see the location map). Zoning By-law 4316FF(1)-25 removes the Holding (“H”) symbol from the “Old Town Community Zoning District – Residential Multiple Holding (RM1-H-112) – Site Specific Zone” to facilitate the intended development of a 3-storey, 17-unit apartment building development on the subject lands. The Holding (“H”) Symbol has been removed from the site-specific zoning, as stormwater management documents have been reviewed and approved by the Town through the Site Plan Agreement process (SP-01-2025).	
		
	The last date for filing a notice of appeal is December 9, 2025. A notice of appeal: <div><div>i.</div><div>must be filed with the Town Clerk;</div></div> <div><div>ii.</div><div>must set out the reasons for the appeal; and</div></div> <div><div>iii.</div><div>must be accompanied by the fee required by the Ontario Land Tribunal.</div></div> 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: <div><div>•</div><div>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,</div></div> <div><div>•</div><div>Through providing physical copies of the appeal materials to Town Hall at the address below; or,</div></div> <div><div>•</div><div>Through providing electronic copies of the appeal materials to the Town Clerk at clerks@notl.com.</div></div> 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