

	<b>What:</b>	<b>Notice of Decision</b> for an <b>Official Plan Amendment</b> and <b>Zoning By-law Amendment</b> (under Section 22 and Section 34, respectively, of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	<b>When:</b>	<b>Approved</b> at the <b>December 9, 2025</b> Council Meeting
	<b>Regarding:</b>	Official Plan Amendment – By-law <b>2025-073</b> (File OPA-08-2025) Zoning By-law Amendment - By-laws <b>4316FZ-25 &amp; 500YT-25</b> (File ZBA-16-2025) Housekeeping Amendments for Additional Residential Unit Policies, Niagara-on-the-Lake
	<p><b>What is this?</b></p> <p>Town Council for Niagara-on-the-Lake has considered written and oral submissions and approved an Official Plan Amendment and Zoning By-law Amendment for Housekeeping Amendments with respect to Additional Residential Unit (ARU) Policies, applying to the entirety of the Town, as follows:</p> <p><u>Official Plan Amendment 103</u>          The Official Plan Amendment provides for a guiding policy framework in the Town’s Official Plan for the implementation of ARUs in the Town’s urban and rural areas, including the introduction of a new definition for the use, alterations to existing Secondary Plans to align with the provincial direction, and new subsections for permissions based on the designations.</p> <p><u>Zoning By-law 4316FZ-25</u>          The By-law provides new provisions to align the Town’s urban area zoning by-law with the “as-of-right” amendments to the <i>Planning Act</i>, which permit ARUs on urban residential parcels. The By-law introduces a new section to implement performance standards for ARUs and contains new and revised definitions to reflect the use.</p> <p><u>Zoning By-law 500YT-25</u>          The By-law provides new provisions to govern and control the use of ARUs in the Town’s rural area zoning by-law where residential uses are permitted. The By-law provides revised and new definitions and sets out specific provisions that future ARUs are required to comply with to minimize impacts to agriculture, all in alignment with provincial direction.</p>	
	<p><b>The last date for filing a notice of appeal is December 30, 2025.</b></p> <p>A notice of appeal:</p> <ol style="list-style-type: none"> <li>i. must be filed with the Town Clerk;</li> <li>ii. must set out the reasons for the appeal; and</li> <li>iii. must be accompanied by the fee required by the Ontario Land Tribunal.</li> </ol> <p>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:</p>	

- 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](mailto: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](http://www.olt.gov.on.ca).

#### **Further notice and appeal eligibility:**

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed Official Plan Amendment and/or Zoning By-law Amendment to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal of the decision of Town Council, unless the person or public body, before Town Council made its decision, made oral submissions at a public meeting or written submissions to Town Council, or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Third party appeals are restricted for this application as per Bill 185, *Cutting Red Tape to Build More Homes Act, 2024. Planning Act* appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by the *Planning Act 1(1)*), and any “public body” (as defined by the *Planning Act 1(1)*).

Information with respect to the Official Plan Amendment and/or Zoning By-law Amendment and the decisions are available for public inspection from 8:30 a.m. to 4:30 p.m., Monday to Friday at the Town of Niagara-on-the-Lake, 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0. For inquiries, please contact the Town Clerk.

Dated at the Town of Niagara-on-the-Lake, **December 10, 2025**

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

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

