

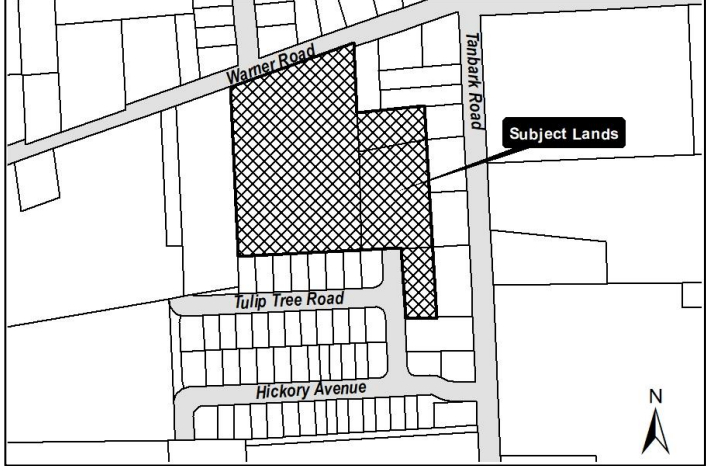




# NOTICE OF INTENTION TO PASS AMENDING ZONING BY-LAW TO REMOVE HOLDING (H) SYMBOL

	<b>What:</b>	Notice of Intention to Pass an Amending Zoning By-law to Remove Holding (H) Symbol (under Section 36 of the <i>Planning Act</i> , R.S.O. 1990 as amended).
	<b>Regarding:</b>	File ZBA-14-2025 – Tawny Ridge Phase 2 South of Warner Road and North of Chestnut Avenue, Niagara-on-the-Lake

	<p><b>What is this?</b></p> <p>The Zoning By-law Amendment application proposes to remove the Holding (H) symbol that applies to the subject lands (see location map) through site-specific Zoning By-law 4316FD-24, as approved by Town Council on February 6, 2024.</p> <p>The Holding (H) symbol shall only be removed upon final approval of a stormwater management strategy. Removal of the Holding (H) symbol will permit the development of Subdivision contains 20 lots for single-detached dwellings, 24 on-street townhouse dwellings, and a Block for a future phase of development, all accessed via Chestnut Avenue as an extension of the future public road, and Warner Road.</p> <p>The required stormwater management documents have been reviewed and approved through a separate ongoing process with the Town (File 26T-18-24-07).</p>	
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	<p>The removal of the Holding (H) symbol will be considered at the Committee of the Whole - General Meeting on March 10, 2026, via a Staff Report. The Staff Report will be released with the Committee of the Whole - General agenda on March 5, 2026, on the Town’s website at <a href="https://www.notl.com/council-government/meetings-agendas-minutes">https://www.notl.com/council-government/meetings-agendas-minutes</a>.</p> <p>Town Council may pass the required Zoning By-law Amendment to remove the Holding (H) symbol from the subject lands no earlier than the March 24, 2026, Council meeting. Under Section 36(3) of the <i>Planning Act</i>, only the applicant has appeal rights with respect to the removal of a Holding (H) symbol. There are no third-party rights to appeal the proposed Zoning By-law Amendment.</p> <p>The opportunity to make a delegation or oral presentation on this application will be during for the Committee of the Whole - General meeting on March 10, 2026. If you wish to make an oral presentation or delegation, in-person or electronically, at the Committee of the Whole – General meeting on this matter, you must register in advance by completing the Delegation Form on the Town’s website at <a href="https://www.notl.com/delegation-requests">https://www.notl.com/delegation-requests</a>. The deadline to register as a delegation on this application is Monday, March 9, 2026, at 12:00 p.m.</p> <p>If you wish to view the Committee of the Whole - General or Council meeting for information purposes, registration is not required. The meetings will be recorded and available for viewing 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>
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	<p>Please contact Christopher Mazerolle, Development Coordinator, at 905-468-3266 Ext. 334 or via email at <a href="mailto:christopher.mazerolle@notl.com">christopher.mazerolle@notl.com</a> if additional information is required.</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 Planning, Building and Development Services Department within Town Hall (1593 Four Mile Creek Road, Virgil, ON).</p> <p>Dated at the Town of Niagara-on-the-Lake, <b>March 3, 2026</b> Grant Bivol, Town Clerk</p>
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