

	What:	Notice of Decision for a Zoning By-law Amendment (under Section 34 and 36 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	When:	Approved at the March 24, 2026 , Council Meeting
	Regarding:	Zoning By-law Amendment - By-law 4316FD(1)-26 (File ZBA-14-2025) Tawny Ridge Estates Phase 2, Located South of Warner Road and North of Chestnut Avenue, 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 Tawny Ridge Estates Phase 2 (see the location map). Located South of Warner Road and North of Chestnut Avenue

Zoning By-law 4316FD(1)-26 removes the Holding (“H”) symbol from the “St. Davids Community Zoning District – Residential Multiple Holding (RM1-H-40(a) and RM1-H-40 (b)) – Site Specific Zone and St. Davids Community Zoning District – Residential (R2-H-40)” to facilitate the intended development of a Subdivision consisting of 20 lots for single-detached dwellings, 24 on-street townhouse dwellings, and a Block for future development.

The Holding (“H”) Symbol has been removed from the site-specific zoning, as the stormwater management strategy has been reviewed and approved by the Town through the Clearance of Conditions process for the Draft Plan Approval of Subdivision (File: 26T-18-24-07).

The last date for filing a notice of appeal is April 20, 2026.

A notice of appeal:

- i. must be filed with the Town Clerk;
- ii. must set out the reasons for the appeal; and
- iii. 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, **March 31, 2026**

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