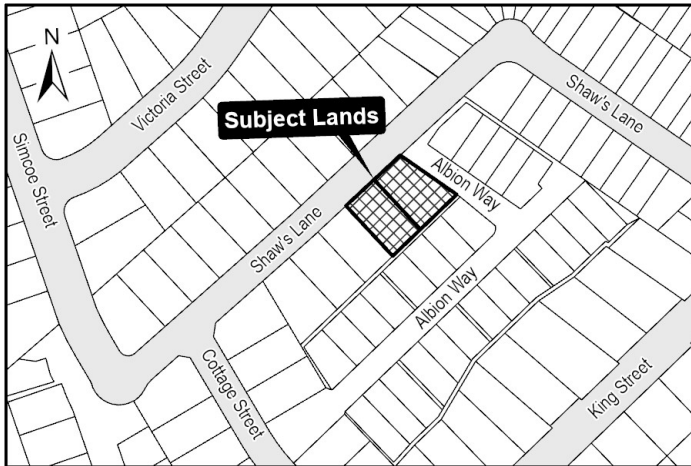




What:	Notice of Decision for a Zoning By-law Amendment (under Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
When:	Approved at the April 28, 2026 Council Meeting
Regarding:	Zoning By-law Amendment - By-law 4316BV(2)-26 (File ZBA-26-2025) 52 & 56 Shaw's Lane, Niagara-on-the-Lake



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 52 Shaw's Lane and 56 Shaw's Lane (see the location map):

The By-law provides a "Residential Multiple (RM1-119-H) Site Specific Holding Zone", to allow for the development of three (3) street townhouse units fronting Shaw's Lane.

The "Residential Multiple (RM1-119-H) Site Specific Holding Zone" contains provisions for lot coverage, garage door width and garage setback from face of dwelling, driveway setbacks, and encroachment into front yards and rear yards for a porch, deck, patio and stairs, with the inclusion of a Holding (H) symbol. The "Holding (H)" Symbol precludes the development of townhouses until the required technical plans (detailed grading and drainage plan, site servicing plan, and landscape plan) have been approved and a Development Agreement has been executed with the Town to implement the approved technical plans.

The By-law permits the development of two (2) single detached dwellings on the existing lots, in accordance with the Residential (R1-71) Site Specific Zone provisions and registered Subdivision Agreement without the removal of the "Holding (H)" Symbol.



The last date for filing a notice of appeal is **May 19, 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:

Only individuals, corporations or public bodies may appeal decisions in respect of a proposed 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 Zoning By-law Amendment and the decision is 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, **April 29, 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

