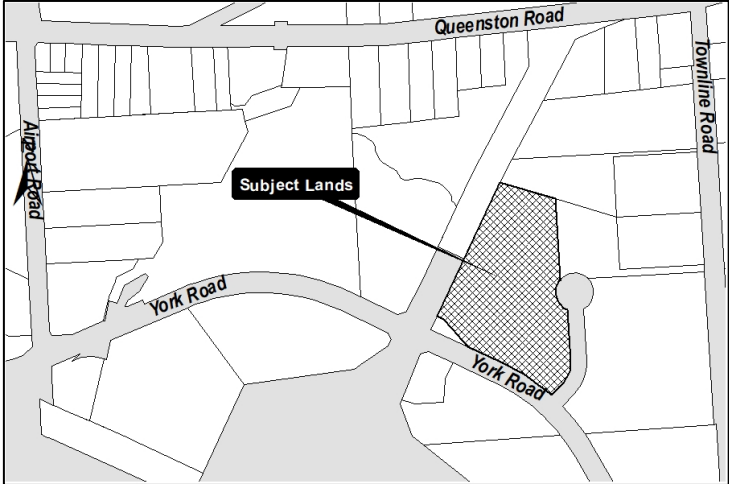


	What:	Notice of Intention to Pass an Amending Zoning By-law to Remove Holding (H) Symbol (under Section 36 of the <i>Planning Act</i> , R.S.O. 1990 as amended).
	Regarding:	File ZBA-07-2026 – 524 York Road North of York Road and West of Counsell Street, Niagara-on-the-Lake
	What is this?	The Zoning By-law Amendment application proposes to remove the Holding (H) symbol that applies to the subject lands (see location map) through site-specific Zoning By-law 4316CC(2)-26, as approved by Town Council on April 28, 2026.  The Holding (H) symbol shall only be removed until such time as the submission of the “Woodland Enhancement Plan” and necessary legal agreements have been entered into for off-site environmental restoration and enhancement, all to the satisfaction of the Director of Planning, Building and Development Services. The required Woodland Enhancement Plan has been reviewed and approved by the Town. In addition, agreements have been entered into for off-site environmental restoration and enhancement. Removal of the Holding (H) symbol will permit site alteration and the development of a 7-storey hotel and restaurant on the southern portion of the property.
		The removal of the Holding (H) symbol will be considered at the Council Meeting on July 21, 2026, via a Staff Recommendation Report. The Recommendation Report is available at Council Meeting - agenda, on the Town’s website at https://www.notl.com/council-government/meetings-agendas-minutes Pursuant to the provisions of the Planning Act, this is not a public meeting and rights of appeal are limited to the applicant. Notice has been given in accordance with the Planning Act to those individuals within the land affected by the application and those individuals and agencies who requested through the Town Clerk, further notice of meetings related to the lifting of the Holding (H) symbol. If you wish to receive a copy of the amending by-law or the refusal to the request, you must make a written request to the Town Clerk, Corporation of the Town of Niagara-on-the-Lake, 1593 Four Mile Creek Road, P.O. Box 100, Virgil ON L0S 1T0. If you wish to view the Council meeting for information purposes, registration is not required. The meetings will be recorded and available for viewing on the Town’s website at https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes.
		Please contact Christopher Mazerolle, Development Coordinator, at 905-468-3266 Ext. 334 or via email at christopher.mazerolle@notl.com if additional information is required. A copy of the application and supporting documents for the proposal may be obtained on the Town’s website at https://www.notl.com/business-development/public-planning-notice or at the Planning, Building and Development Services Department within Town Hall (1593 Four Mile Creek Road, Virgil, ON). Dated at the Town of Niagara-on-the-Lake, July 17, 2026 Grant Bivol, Town Clerk