



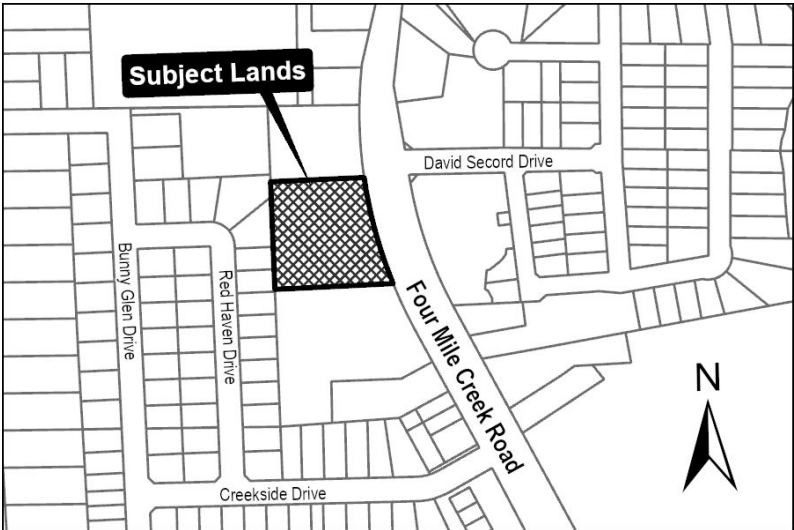
What:	Notice of Complete Application and Open House for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Standard Condominium (under Section 22, Section 34, and Section 51 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended)
When:	Open House: Monday, November 9, 2026 at 5:00 pm
Where:	Open House: Electronically via the directions below
Regarding:	Files OPA-09-2025, ZBA-20-2025, and 26CD-18-25-04 116 Four Mile Creek Road



What is this?

Applications have been received for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Standard Condominium on the subject lands (see location map).

The applications have been submitted to facilitate the condominium development of a four-storey residential apartment building consisting of a total of seventy-seven (77) dwelling units fronting onto Four Mile Creek Road.



The Official Plan Amendment proposes to redesignate the subject lands from “Low Density Residential” to site-specific “Medium Density Residential” to permit an increased density and height for the development.

The Zoning By-law Amendment proposes to rezone the subject lands from “Village Commercial (VC-2) Site Specific Zone” to a site-specific “Residential Multiple (RM2) Zone” to add an “apartment building” as a permitted use, and to implement site-specific provisions for front yard setback, interior side yard setback, rear yard setback, and building height.



Dialogue is encouraged:

You are invited to attend the Open House to gather information and provide input regarding this matter.

The Open House will continue to be held electronically at this time.

If you wish to participate electronically at the Open House, you must register in advance with the Town Staff noted below. You will receive an email on the date of the meeting with instructions to connect to the Open House on your computer, tablet or telephone.

- Open House – John Federici, Senior Planner (john.federici@notl.com or 905-468-6441) (register as soon as possible but prior to 12 noon on Monday, November 9, 2026)

If you wish to view the Open House for information purposes, registration is not required. The meetings will be recorded and available for viewing after the meetings on the Town’s website at <https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes>

Please Note: Written comments on the application are encouraged and must be submitted to the Town Clerk, at 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0 or via email at clerks@notl.com referencing the above file numbers. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.



For more information:

A copy of the applications 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.

Please contact John Federici, Senior Planner, at 905-468-6441 or via email at john.federici@notl.com if additional information is required.



If you wish to be notified of the future decision with respect to the application, you must submit a written request to the Town Clerk including your name and the address to which such notice should be sent.

If a person or public body does not share their views in writing to the Town Clerk or orally at a statutory Public Meeting before a decision is made, the person/public body:

- a) Is not entitled to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal; and
- b) May not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that 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)*).

Dated at the Town of Niagara-on-the-Lake, September 9, 2026
Grant Bivol, Town Clerk