



NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE



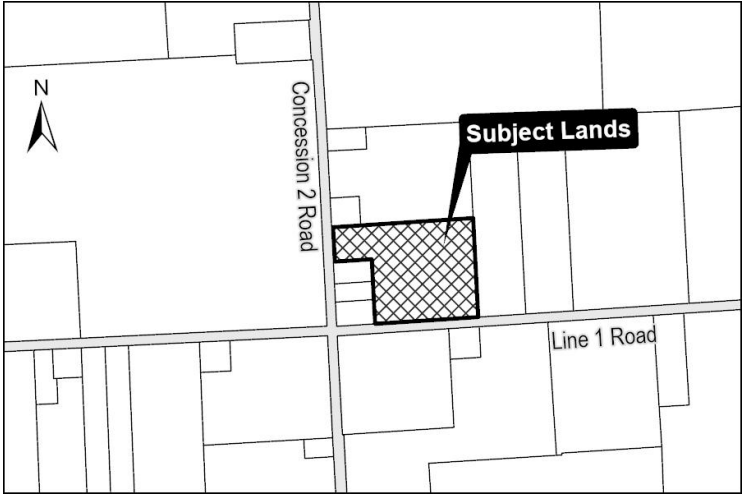
What:	Notice of Complete Application and Open House for a Zoning By-law Amendment (under Section 34 of the <i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended).
When:	Open House: Monday, November 16, 2026 at 5:00 pm
Where:	Open House: Electronically via the directions below
Regarding:	File No. ZBA-06-2026 – 1236 Line 1 Road, Niagara-on-the-Lake



What is this?

An application has been received for a Zoning By-law Amendment on the subject lands (see location map).

The application proposes to rezone the lands from a “Rural (A) Zone” to a “site-specific Agricultural Purposes Only (APO) Zone” to facilitate the severance of the existing dwelling (Town Consent File B-08/26).



The amendment will include provisions to prohibit the construction of a residential dwelling on the agricultural portion of the land in perpetuity.



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** – Alex Bokestyn (alex.bokestyn@notl.com or 905-468-6430) (register as soon as possible but prior to 12 noon on Monday, November 16, 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 number. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.



For more information:

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 Community and Development Services Department within Town Hall.

Please contact Alex Bokestyn, Planner II, at 905-468-6430 or via email at alex.bokestyn@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 would otherwise have an ability to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Niagara-on-the-Lake before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Niagara-on-the-Lake before the by-law is passed, the person or public body 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