

NOTICE OF COMPLETE APPLICATION, ELECTRONIC OPEN HOUSE AND ELECTRONIC PUBLIC MEETING

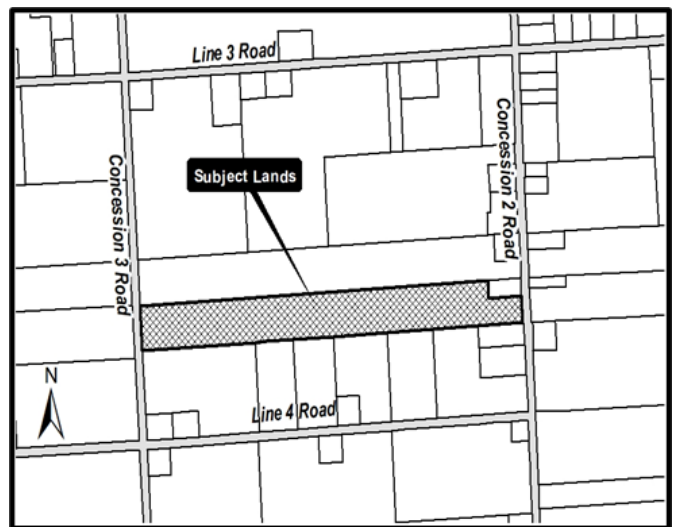


What:	Notice of Complete Application, Open House and Public Meeting for a Zoning By-law Amendment (under Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
When:	Open House: Thursday, May 26, 2022 at 5:30 pm Town Public Meeting: Monday, June 6, 2022 at 6:00 pm (or soon thereafter)
Where:	The Electronic Open House and Electronic Public Meeting will be recorded and available for viewing at the following link: https://livestream.com/notl
Regarding:	File No. ZBA-08-2022 - 1214 Concession 2 Road, Niagara-on-the-Lake



What is this?

The Zoning By-law Amendment requests to rezone the agricultural portion of the lands to the “Agricultural Purposes Only (APO) Zone” with a site-specific provision for lot frontage. The application also proposes to rezone the residential portion of the property containing the single-detached dwelling known as 1214 Concession 2 Road to the “Rural (A) Zone” with site-specific provisions for lot frontage, total lot coverage, accessory building height and accessory building lot coverage. The Zoning By-law Amendment is required to fulfill a condition of consent to sever a surplus farm dwelling (File B-01/22).



Dialogue is encouraged:

As permitted under Provincial legislation and the Town’s Procedural By-law, Council and Committee meetings are being conducted with electronic participation since in-person meetings are cancelled at this time due to COVID-19.

You are invited to attend these meetings electronically to gather information and provide input regarding this matter.

If you wish to participate and make an oral presentation or ask questions at the Electronic Open House and/or Electronic Public Meeting, you must register in advance with Town Staff as noted below. On the date of the meeting, you will receive an email with instructions to connect to the Open House and/or Public Meeting on your computer, tablet or telephone.

- Open House - Josh Salisbury (josh.salisbury@notl.com or 905-468-6427)
(register as soon as possible but prior to 12 noon on May 26, 2022)
- Public Meeting - Ralph Walton (clerks@notl.com or 905-468-3266)
(register as soon as possible but prior to 12 noon on June 6, 2022)

If you wish to view the Public Meeting for information purposes, registration is not required. The meeting will be available for viewing at the following link: <https://livestream.com/notl>.

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:

Please contact Josh Salisbury, Planner II, at 905-468-6427 or via email at josh.salisbury@notl.com if you require additional information.

A copy of the application and supporting documents for the proposal may be obtained via the Town's website, www.notl.org/content/public-notices-under-planning-act or at the Community and Development Services Department within Town Hall.



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.

Dated at the Town of Niagara-on-the-Lake, May 11, 2022
Ralph Walton - Town Clerk