

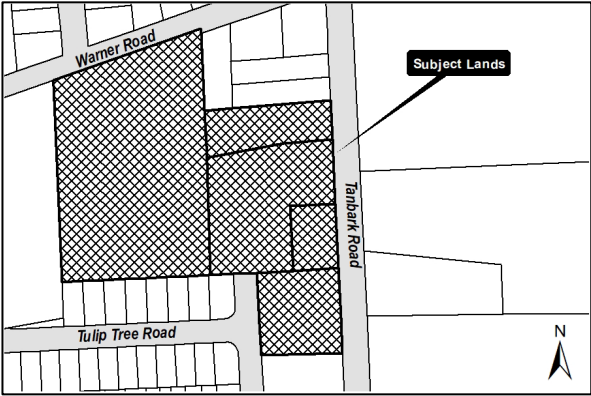


What:	Notice of Complete Application, Open House and Public Meeting for an Official Plan Amendment (under Section 22 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended), Zoning By-law Amendment (under Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended), and Draft Plan of Subdivision (under Section 51 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended)
When:	Open House: Wednesday, February 8, 2023 at 5:00 pm Public Meeting: Tuesday, March 7, 2023 at 6:00 pm (or soon thereafter)
Where:	Open House: Electronically via the directions below Public Meeting: In-person at the Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil, or electronically via the directions below
Regarding:	File Nos. OPA-05-2022, ZBA-25-2022 & 26T-18-22-03 Tawny Ridge Estates, Phase 2 170, 178, 184 & 192 Tanbark Road and Warner Road, Niagara-on-the-Lake



What is this?

Applications have been received for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision on the subject lands. The applications would permit the subdivision development of 20 lots for single-detached dwellings, 24 on-street townhouse units, a block of land for multiple residential use (30 units), public streets, and blocks of land for temporary access, future development, road widening and reserves. The Official Plan Amendment requests an increased density on the subject lands and an apartment as a permitted use. The Zoning By-law Amendment requests the subject lands be rezoned to “Residential (R2) Zone” and “Residential Multiple (RM) Zone” with various site-specific provisions to accommodate the proposed subdivision layout.



Please Note: The Open House will include information and discussion on the related applications for the Tawny Ridge Estates Phase 1 and Tawny Ridge Estates Phase 2 development proposals.



Dialogue is encouraged:



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

Town Hall is open for the public to register in advance to attend Committee of the Whole and Council Meetings, including Public Meetings, in-person. Alternatively, the public will continue to have the option to register in advance to participate electronically.

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

If you wish to participate electronically at the Open House or Public Meeting, 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 and/or Public Meeting on your computer, tablet or telephone.

- Open House – Mark Iamarino, Senior Planner (mark.iamarino@notl.com or 905-468-6423) (register as soon as possible but prior to 12 noon on Wednesday, February 8, 2023)
- Public Meeting – Clerks Department (clerks@notl.com or 905-468-3266) (register as soon as possible but prior to 12 noon on Monday, March 6, 2023)

	<p>If you wish to attend the Public Meeting in-person, registration with the Clerk is appreciated.</p> <p>If you wish to view the Open House and/or Public Meeting for information purposes, registration is not required. The meetings will be available for viewing at the following link and the Public Meeting will be recorded and available for viewing after the meeting. https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes</p> <p>Please Note: Written comments on the applications 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.</p>
	<p>For more information:</p> <p>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-notices, or at the Community and Development Services Department within Town Hall.</p> <p>Please contact Mark Iamarino, Senior Planner, at 905-468-6423 or via email at mark.iamarino@notl.com if additional information is required.</p>
	<p>If you wish to be notified of the future decision with respect to the applications, you must submit a written request to the Town Clerk including your name and the address to which such notice should be sent.</p> <p>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:</p> <ul style="list-style-type: none">a) Is not entitled to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal; andb) 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. <p>Dated at the Town of Niagara-on-the-Lake, January 13, 2023 Victoria Steele, Acting Town Clerk</p>