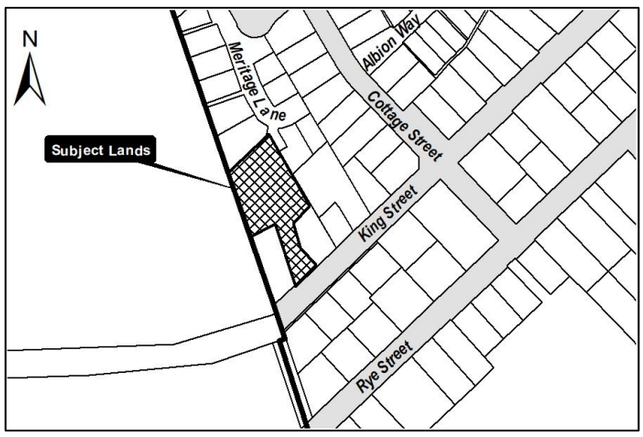
NOTICE OF COMPLETE APPLICATION AND OPEN HOUSE

What:	Notice of **Complete Application** and **Open House** for a **Draft Plan of Standard Condominium** (under Section 51 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended).
When:	Open House: **Monday, November 30, 2026** at **5:00 pm**
Where:	Open House: Electronically via the directions below
Regarding:	File 26CD-18-26-02 – Northwest King Street (South of Cottage Street), Niagara-on-the-Lake

What is this?



An application for a Draft Plan of Standard Condominium has been received for the subject lands (see location map). The application applies to the tenure function of the approved three-storey, seventeen (17) unit residential apartment building. An Official Plan Amendment and a Zoning By-law Amendment were approved to facilitate the land use (Ontario Land Tribunal Decision OLT-23-001106). A Zoning By-law Amendment (By-law 4316FF(1)-25) was approved by Council on November 18, 2025, to lift the Holding (H) Symbol, which required review and approval of the stormwater management approach. Stormwater management was reviewed through the conditionally approved Site Plan Application process of the development (SPA-01-2025).

The Draft Plan of Standard Condominium proposes to facilitate individual ownership of each residential unit in the apartment building, for a total of seventeen (17) units. This would allow the residential units to be purchased by individual owners rather than rented out to tenants by the overall owner of the lands.

Dialogue is encouraged:

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

The Open House will 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** – Victoria Nikoltcheva (victoria.nikoltcheva@notl.com or 905-468-6451) (register as soon as possible but prior to 12 noon on Monday, November 30, 2026)

If you wish to view the Open House for information purposes, registration is not required. The meeting will be recorded and available for viewing after the meeting on the Town's website at https://www.notl.com/council-government/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/planning-services/public-planning-notices or at the Planning, Building and Development Services Department within Town Hall.

Please contact Victoria Nikoltcheva, Senior Planner, at 905-468-6451 or via email at victoria.nikoltcheva@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, October 28, 2026
Grant Bivol, Town Clerk