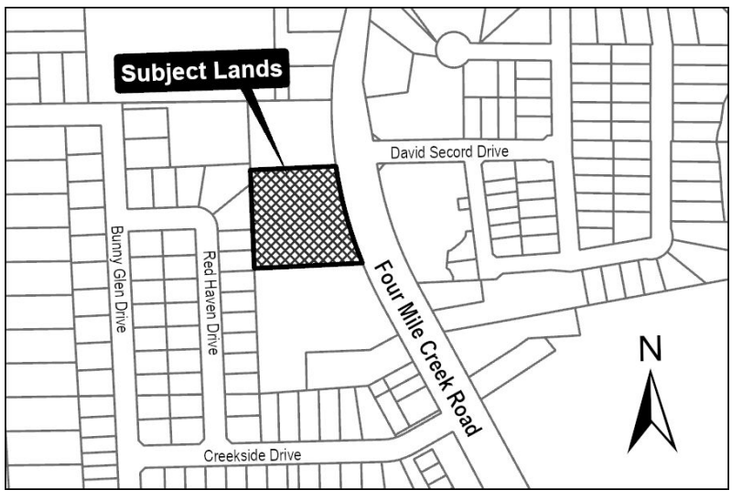
NOTICE OF PUBLIC MEETING

What:	Notice of **Public Meeting** 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 *Planning Act, R.S.O. 1990, c. P.13*, as amended)
When:	Public Meeting: **Tuesday, December 8, 2026** at **6:00 pm**
Where:	Public Meeting: In-person at the Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil, or 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.

The Draft Plan of Standard Condominium proposes to establish condominium tenure of the seventy-seven (77) dwelling units, in addition to identifying common element and exclusive use areas related to parking, hallways, amenity areas, servicing, driveways and landscaping.

Dialogue is encouraged:

You are invited to attend the 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.

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

- Public Meeting – Clerks Department (clerks@notl.com or 905-468-3266)
  (register as soon as possible but prior to 12 noon on Monday, December 7, 2026)

If you wish to attend the Public Meeting in-person, registration with the Clerk is appreciated.

	If you wish to view the Public Meeting 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/mayor-council/meetings-agendas-minutes **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.
	**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-notices, 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, November 4, 2026 Grant Bivol, Town Clerk