

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



**What:**

Notice of **Complete Application**, **Open House** and **Public Meeting** for an **Official Plan Amendment** (under Section 22 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended), **Zoning By-law Amendment** (under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended), and **Draft Plan of Vacant Land Condominium** (under Section 51 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended).

**When:**

Open House: **Tuesday, December 15, 2020 at 5:00 pm**  
Public Meeting: **Monday, January 11, 2021 at 6:00 pm** (or soon thereafter)

**Where:**

The Electronic Open House and Electronic Public Meeting may be recorded and will be available for viewing at the following link: <https://livestream.com/notl>

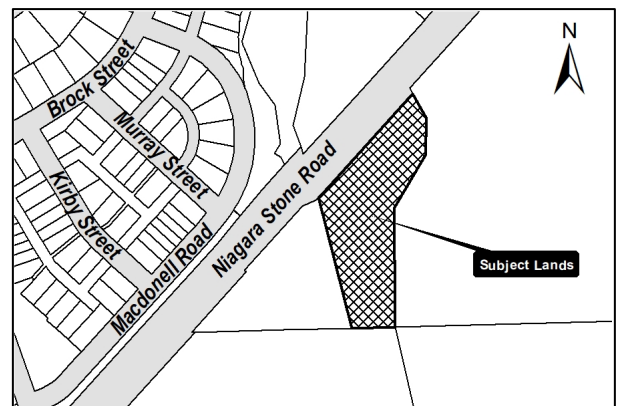
**Regarding:**

Files OPA-03-2020, ZBA-15-2020 and 26CD-18-20-02  
Southeast Side of Niagara Stone 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 Vacant Land Condominium to facilitate the development of 6 townhouse units and common areas for a private road and landscaping. The applications propose to define the boundary between residential lands and conservation lands. The Zoning By-law Amendment would rezone the development lands to Residential Multiple (RM1) with site-specific provisions.



**Dialogue is encouraged:**

**Niagara-on-the-Lake Town Hall is closed to the public due to the COVID-19 emergency and in-person meetings have been cancelled. As permitted under Provincial legislation and the Town's Procedural By-law, Council and Committee meetings are being conducted electronically during the declared state of emergency.**

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. Following registration, you will be provided with instructions to connect to the Open House and/or Public Meeting on your computer, tablet or telephone.

- Open House - Jesse Auspitz ([jesse.auspitz@notl.com](mailto:jesse.auspitz@notl.com) or 905-468-3266, ext. 258) (register as soon as possible but prior to 12 noon on Tuesday, December 15, 2020)
- Public Meeting - Peter Todd ([peter.todd@notl.com](mailto:peter.todd@notl.com) or 905-468-3061, ext. 228) (register as soon as possible but prior to 12 noon on Monday, January 11, 2021)

Written comments on the applications are encouraged and must be submitted to Peter Todd, Town Clerk, at 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0 or via email at [peter.todd@notl.com](mailto:peter.todd@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:**

For more information regarding this matter, please contact Jesse Auspitz, Planner II, at 905-468-3266, ext. 258 or via email at [jesse.auspitz@notl.com](mailto:jesse.auspitz@notl.com).

A copy of the applications and supporting documents for the proposal may be obtained via the Town's website, [www.notl.org/content/public-notices-under-planning-act](http://www.notl.org/content/public-notices-under-planning-act)



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.

- 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 Local Planning Appeal Tribunal; and
  - b) May not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Town of Niagara-on-the-Lake, December 3, 2020  
Peter Todd - Town Clerk