

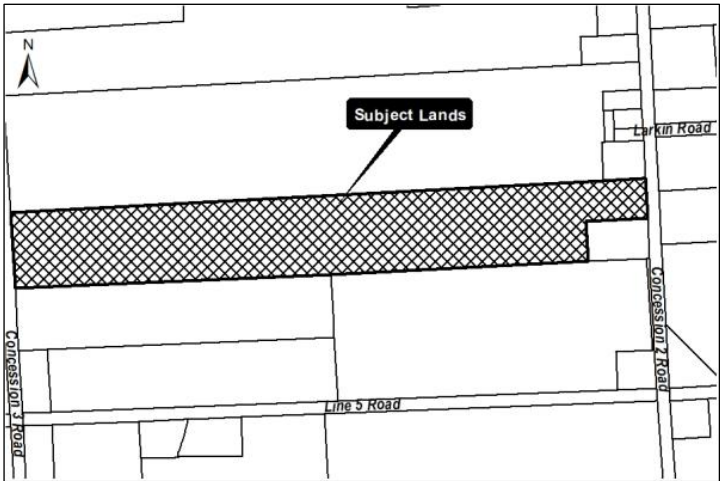


What:	Notice of Complete Application, Open House and Public Meeting for a Zoning By-law Amendment (under Section 34 of the <i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended).
When:	Open House: Thursday, December 17, 2020 at 5:00 pm Public Meeting: Monday, January 11, 2021 at 6:00 pm (or soon thereafter)
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:	File No. ZBA-17-2020 – 1072 Concession 2 Road, Niagara-on-the-Lake



What is this?

An application to amend the Zoning By-law has been received for the subject lands to rezone the agricultural portion to “Agricultural Purposes Only (APO)” with site-specific provisions pertaining to lot frontage. The agricultural portion contains an existing full-time farm help house. The residential portion would be rezoned to “Rural (A)” with site-specific provisions pertaining to lot frontage and front yard setback. The proposed Zoning By-law Amendment is required to fulfill a condition of consent to sever a surplus farm dwelling (Consent Application B-06/20).



Dialogue is encouraged:

Niagara-on-the-Lake Town Hall is closed to the public due to COVID-19 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.

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 - Mark Iamarino (mark.iamarino@notl.com or 905-468-6423) (register as soon as possible but prior to 12 noon on Thursday, December 17, 2020)
- Public Meeting - Peter Todd (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 application 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 referencing the above file number. 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 Mark Iamarino, Senior Planner, at 905-468-6423 or via email at mark.iamarino@notl.com.

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



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 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