
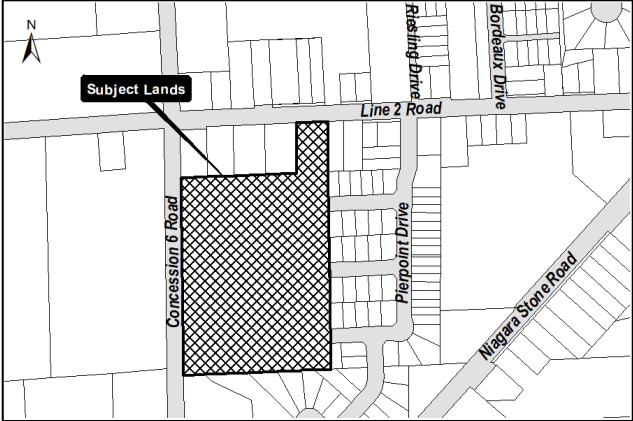



	<b>What:</b>	Notice of <b>Complete Application, Open House</b> and <b>Public Meeting</b> for a <b>Zoning By-law Amendment</b> (under Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	<b>When:</b>	Open House: <b>Monday, December 18, 2023 at 5:00 pm</b> Public Meeting: <b>Tuesday, January 9, 2024 at 5:00 pm</b>
	<b>Where:</b>	Open House:     Electronically via the directions below Public Meeting: In-person at Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil, or electronically via the directions below
	<b>Regarding:</b>	File No. ZBA-24-2023 – 431 Line 2 Road, Niagara-on-the-Lake
	<p><b>What is this?</b></p> <p>An application for a Zoning By-law Amendment has been received for the subject lands (see location map). The application requests to rezone the front (north) portion of the subject lands containing the existing dwelling known as 431 Line 2 Road to a “Virgil District Community Zoning - Residential (R2) Site-Specific Zone” with provisions to recognize the existing driveway. The rear (south) portion of the subject lands with frontage on Concession 6 Road is to remain zoned “Residential Development (RD) Zone” for future residential development. This application is required to facilitate a related Consent application (File B-34/23).</p> 	
	<p><b>Dialogue is encouraged:</b></p> <p>You are invited to attend the Open House and Public Meeting to gather information and provide input regarding this matter.</p> <p><b>Town Hall is open for the public 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.</b></p> <p><b>The Open House will continue to be held electronically at this time.</b></p> <p>If you wish to participate <u>electronically</u> 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.</p> <ul style="list-style-type: none"> <li>• <b>Open House</b> – Victoria Nikoltcheva (<a href="mailto:victoria.nikoltcheva@notl.com">victoria.nikoltcheva@notl.com</a> or 905-468-6451) (register as soon as possible but prior to 12 noon on Monday, December 18, 2023)</li> <li>• <b>Public Meeting</b> – Clerks Department (<a href="mailto:clerks@notl.com">clerks@notl.com</a> or 905-468-3266) (register as soon as possible but prior to 12 noon on Monday, January 8, 2024)</li> </ul> <p>If you wish to attend the Public Meeting <u>in-person</u>, registration with the Clerk is appreciated.</p> <p>If you wish to view the Open House and/or Public Meeting for <u>information purposes</u>, registration is not required. The meetings will be recorded and available for viewing after the meetings on the Town’s website at <a href="https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes">https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes</a></p>	

	<p><b>Please Note:</b> 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 <a href="mailto:clerks@notl.com">clerks@notl.com</a> referencing the above file number. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.</p>
	<p><b>For more information:</b></p> <p>A copy of the application and supporting documents for the proposal may be obtained on the Town’s website at <a href="https://www.notl.com/business-development/public-planning-notices">https://www.notl.com/business-development/public-planning-notices</a>, or at the Community and Development Services Department within Town Hall.</p> <p>Please contact Victoria Nikoltcheva, Planner II, at 905-468-6451 or via email at <a href="mailto:victoria.nikoltcheva@notl.com">victoria.nikoltcheva@notl.com</a> if additional information is required.</p>
	<p>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.</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"><li>a) Is not entitled to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal; and</li><li>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.</li></ul> <p>Dated at the Town of Niagara-on-the-Lake, December 7, 2023 Grant Bivol, Town Clerk</p>