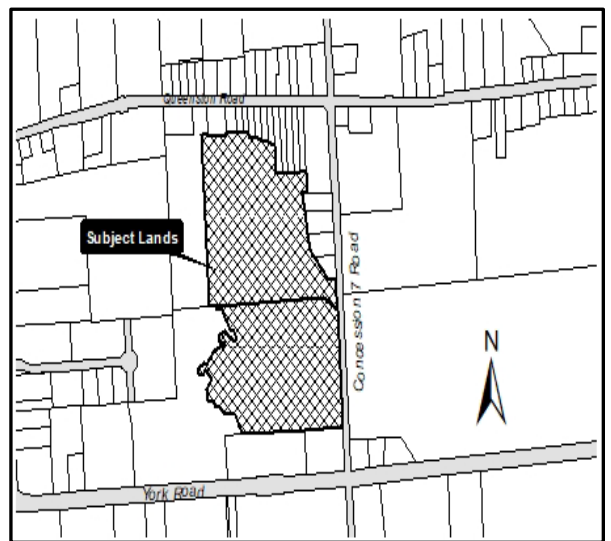


	<b>What:</b>	Notice of a <b>Public Meeting</b> for an <b>Official Plan Amendment, Zoning By-law Amendment</b> and <b>Draft Plan of Subdivision</b> (under Section 22, Section 34 and Section 51, respectively, of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	<b>When:</b>	<b>Tuesday, December 5, 2023 at 6:00 pm</b>
	<b>Where:</b>	In-person at Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil, or electronically via the directions below
	<b>Regarding:</b>	Files OPA-02-2022, ZBA-07-2022 & 26T-18-22-01 (Modero Estates) Concession 7 Road (West Side) - North of York 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 Subdivision on the subject lands (see the location map). The applications would facilitate the subdivision development of 55 single-detached dwellings, 121 on-street townhouses, 204 block townhouses, a commercial building (with 3 apartment units above) and blocks of land for stormwater management and parkland. Portions of the land containing environmental features are proposed for protection. The Official Plan Amendment requests the subject lands be redesignated for residential use with a refinement to environmental designation boundaries. The Official Plan changes are to be coordinated with an update to the Town's Glendale Secondary Plan. The Zoning By-law Amendment requests site-specific zoning based on the subdivision layout.



**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 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 as 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](mailto:clerks@notl.com) or 905-468-3266) (register as soon as possible but prior to 12 noon on Monday, December 4, 2023)

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 <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](mailto: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 Community and Development Services Department within Town Hall.

Please contact Rick Wilson, Manager of Planning, at 905-468-3266 or via email at [rick.wilson@notl.com](mailto:rick.wilson@notl.com) if additional information is required.

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 the future 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.

Dated at the Town of Niagara-on-the-Lake, November 14, 2023  
Grant Bivol, Town Clerk