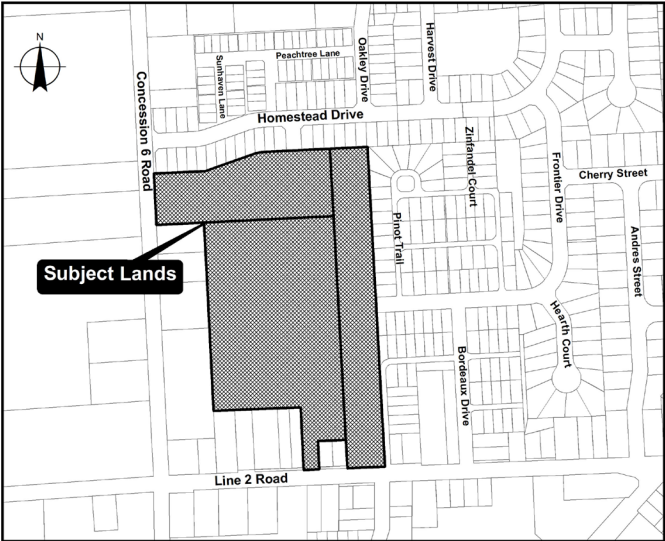
	What:	Notice of <b>Complete Application, Open House and Public Meeting</b> for a <b>Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium</b> (under Section 34 and Section 51, respectively, of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended).
	When:	Open House: <b>Monday, March 18, 2024 at 5:00 pm</b> Public Meeting: <b>Tuesday, April 9, 2024 at 6:00 pm</b>
	Where:	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
	Regarding:	Files ZBA-02-2024, 26T-18-24-02 & 26CD-18-24-01 – Konik Estates Phase 2 North of Line 2 Road, East of Concession 6 Road, South of Homestead Drive and West of Frontier Drive, Niagara-on-the-Lake

**What is this?**

Applications have been received for Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Vacant Land Condominium on the subject lands (see location map). The Applications would permit the creation of 52 lots for single-detached dwellings fronting onto public roads, six (6) street townhouse dwelling units fronting Line 2 Road and 102 block townhouse dwelling units to be accessed via private roads. The Zoning By-law Amendment proposes to rezone the subject lands to “Residential (R2) Zone” and “Residential Multiple (RM1) Zone” with site-specific provisions for all dwelling types, including lot frontage, lot area, lot coverage, setbacks, width of garage doors, and encroachments.



**Dialogue is encouraged:**



You are invited to attend the Open House and 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.**

**The Open House will continue to be held electronically at this time.**

If you wish to participate electronically 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.

- Open House – Aimee Alderman ([aimee.alderman@notl.com](mailto:aimee.alderman@notl.com) or 905-468-6427) (register as soon as possible but prior to 12 noon on Monday, March 18, 2024)
- 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, April 8, 2024)

	<p>If you wish to attend the Public Meeting in-person, registration with the Clerk is appreciated.</p> <p>If you wish to view the Open House and/or Public Meeting for information purposes, 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 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 <a href="mailto:clerks@notl.com">clerks@notl.com</a> referencing the above file numbers. 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 applications 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-notice">https://www.notl.com/business-development/public-planning-notice</a>, or at the Community and Development Services Department within Town Hall.</p> <p>Please contact Aimee Alderman, Senior Planner, at 905-468-6427 or via email at <a href="mailto:aimee.alderman@notl.com">aimee.alderman@notl.com</a> if additional information is required.</p>
	<p>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.</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, February 29, 2024 Grant Bivol, Town Clerk</p>