

**NOTICE OF DECISION TO ADOPT
OFFICIAL PLAN AMENDMENT NO. 76**

**AMENDMENT TO THE IMPLEMENTATION SECTION
TO PERMIT A THOROLD GATEWAY ECONOMIC CENTRE
COMMUNITY IMPROVEMENT PLAN,
CITY OF THOROLD**

Purpose of the Amendment

By-Law No. 70-2013 being a By-law to adopt amendment No. 76 to the City of Thorold Official Plan is intended to amend the Implementation Section of the Official Plan to permit all designated employment lands in settlement areas as Community Improvement Project Areas to permit implementation of a Thorold Gateway Economic Centre Community Improvement Plan.

Decision to Approve

The Council of the City of Thorold has made a decision to adopt Amendment No. 76 on June 18, 2013 as enacted by By-law No. 70-2013 to the City of Thorold's Official Plan, pursuant to the provisions of the Planning Act R.S.O. c.P. 13, as amended.

Process for Appealing a Decision

Any person or public body who disagrees with the above decision may appeal all or part of that decision to the Ontario Municipal Board by filing a notice of appeal with the City of Thorold. If a decision is appealed, the Ontario Municipal Board will make the final decision on the Amendment.

A notice of appeal must:

- (i) Be made by completing the OMB Appellant Form (A1) and filing it with:

Susan Daniels, City Clerk
City of Thorold
3540 Schmon Parkway, Box 1044
Thorold Ontario, L2V 4A7
- (ii) Set out the specific part(s) of the Official Plan Amendment to which the appeal applies;
- (iii) Give the reasons for the appeal;
- (iv) Be accompanied by a fee of \$125.00 in the form of a certified cheque or money order payable to the Minister of Finance (this is a fee required by the Ontario Municipal Board) and;
- (v) Be submitted by **July 17, 2013**, which is the last day for filing a notice of appeal.

Official Plan Amendment No. 76 is exempt from approval by the Regional Municipality of Niagara and the decision of Thorold City Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Municipal Board. An unincorporated association or group may not make a notice of appeal. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Other Applications

Council also passed By-law No. 71-2013 on June 18, 2013 being a by-law to adopt a Thorold Gateway Economic Centre Community Improvement Plan.

Additional Information

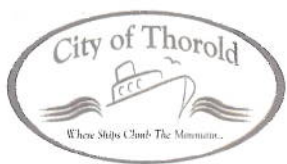
Additional information of the Official Plan Amendment and Council's decision is available to the public for inspection in the offices of the Planning and Building Services Department at 3540 Schmon Parkway, Thorold from 8:30 a.m. to 4:30 p.m. (telephone 905-227-6613).

Dated at the City of Thorold this 27th day of July, 2013.

RECEIVED

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CITY CLERK'S OFFICE
ST. CATHARINES, ONTARIO



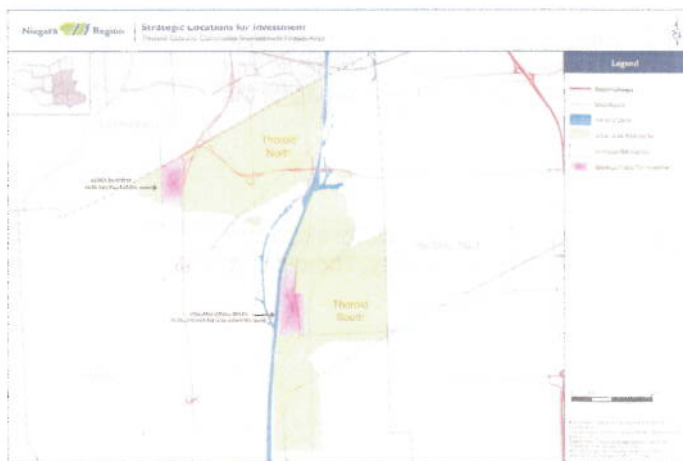
NOTICE OF ADOPTION OF A GATEWAY ECONOMIC CENTRE COMMUNITY IMPROVEMENT PLAN

THOROLD GATEWAY ECONOMIC CENTRE COMMUNITY IMPROVEMENT PLAN CITY OF THOROLD

Purpose and Effect

The purpose and effect of the proposed Thorold Gateway Economic Centre Community Improvement Plan (Gateway CIP) is to implement a strategy to facilitate development of employment lands within the City of Thorold. The Gateway CIP provides a comprehensive framework for the introduction and implementation of financial incentive programs (Tax Increment Grant Program and Regional Development Charge Grant) and municipal leadership actions in order to support economic development and job creation.

The Gateway CIP applies to all employment lands in settlement areas (urban areas and rural settlement areas designated in the Official Plan, as amended from time to time). While the Gateway CIP programs apply to the designated employment lands in settlement areas in general, financial incentive programs are provided over a longer time period for lands identified as strategic locations for investment. City of Thorold strategic locations for investment are highlighted on the map below.



Decision to Approve

The Council of the City of Thorold has made a decision to pass By-law No. 71- 3013 being a by-law to adopt a Gateway CIP for the City of Thorold on June 18, 2013, pursuant to Section 28 of the Planning Act R.S.O. c.P. 13, as amended.

Process for Appealing a Decision

Any person or public body who disagrees with the above decision may appeal all or part of that decision to the Ontario Municipal Board by filing a notice of appeal with the City of Thorold. If a decision is appealed, the Ontario Municipal Board will make the final decision on the Gateway CIP.

A notice of appeal must:

- (i) Be made by completing the OMB Appellant Form (A1) and filing it with:

Susan Daniels, City Clerk
City of Thorold
3540 Schmon Parkway, Box 1044
Thorold Ontario, L2V 4A7
- (ii) Set out the specific part(s) of the Gateway CIP to which the appeal applies;

- (iii) Give the reasons for the appeal;
- (iv) Be accompanied by a fee of \$125.00 in the form of a certified cheque or money order payable to the Minister of Finance (this is a fee required by the Ontario Municipal Board) and;
- (v) Be submitted by **July 17, 2013**, which is the last day for filing a notice of appeal.

The proposed Gateway CIP is exempt from the approval of the Regional Municipality of Niagara and the decision of Thorold City Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Municipal Board. An unincorporated association or group may not make a notice of appeal. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

Other Applications

Council also passed By-law No. 70-2013 on June 18, 2013 being a by-law to adopt Official Plan Amendment No. 76 to permit all designated employment lands in settlement areas (urban areas and rural settlement areas designated in the Official Plan) as Community Improvement Project Areas for the purpose of implementing the City of Thorold Gateway CIP.

Additional Information

Additional information for the Gateway CIP and Council's decision is available to the public for inspection in the offices of the Planning and Building Services Department at 3540 Schmon Parkway, Thorold from 8:30 a.m. to 4:30 p.m. (telephone 905-227-6613).

Dated at the City of Thorold, this 27th day of June, 2013.