

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. ####-24**

Official Plan Amendment No. 90
524 York Road

PART LOT 1 CONCESSION 9 GRANTHAM PARTS 5 & 6, 30R11076; TOGETHER WITH EASEMENT OVER PART 2, 30R9834 AS IN LOT 185306; SUBJECT TO EASEMENT OVER PART 1, 30R10995 IN FAVOUR OF THE REGIONAL MUNICIPALITY OF NIAGARA AS IN NR15088; NIAGARA ON THE LAKE, 524 York Road, Niagara-on-the-Lake.

A BY-LAW PURSUANT TO SECTION 17 OF THE ONTARIO PLANNING ACT
TO AMEND THE TOWN OF NIAGARA-ON-THE-LAKE OFFICIAL PLAN

WHEREAS the Town of Niagara-on-the-Lake Council is empowered to enact this By-law by virtue of the provisions of Section 17 of the *Planning Act, R.S.O. 1990, c.P.13, as amended*;

The Council of The Corporation of the Town of Niagara-on-the-Lake, in accordance with the provisions of Section 17 of the *Planning Act* hereby enacts as follows:

1. Amendment No. 90 to the Official Plan for the Town of Niagara-on-the-Lake consisting of the attached explanatory text and schedule is hereby adopted.
2. Amendment No. 90 to the Official Plan for the Town of Niagara-on-the-Lake is exempt from the approval of the Regional Municipality of Niagara and will come into force and take effect on the day of the final passing thereof.

Enacted and passed this 27th day of February, 2024.

LORD MAYOR GARY ZALEPA

TOWN CLERK GRANT BIVOL

**Amendment No. 90 to the Official Plan
for the Town of Niagara-on-the-Lake**

PART A – THE PREAMBLE

Part A does not constitute part of this amendment. Part A describes the purpose and basis for this amendment.

PART B – THE AMENDMENT

Part B constitutes Amendment No. 90 to the Official Plan for the Town of Niagara-on-the-Lake.

**PART C – ADDITIONAL
INFORMATION**

Part C does not constitute part of this amendment but outlines additional information available upon request.

PART A - THE PREAMBLE

The preamble does not constitute part of this amendment.

PURPOSE

The purpose of this amendment is to redesignate a portion of the subject lands from “Environmental Conservation Area” to “Hospitality Precinct – Site Specific”.

BASIS

The basis of the amendment is as follows:

1. The subject lands are a portion of a parcel which is located in the Urban Area of Glendale, located at the northeast corner of York Road and Glendale Avenue, extending along the north side of York Road to Counsell Street. The subject lands are municipally known as 524 York Road.
2. The proposed redesignation of the subject lands addresses a parking lot expansion and driveway extension that connects the subject lands to Glendale Avenue.
3. Three Environmental Impact Study Addendums were undertaken to evaluate potential impacts of the parking expansion and driveway extension on the Core Natural Heritage System, consisting of Significant Woodland, Significant Valleyland, and Type 2 (Important) Fish Habitat associated with Six Mile Creek.
4. The Restoration Landscape Plan and Ecological Monitoring Plan meets the requirements set out by the Region and Town to ensure compliance with applicable policies. In accordance with the approved Restoration Landscape Plan and Ecological Monitoring Plan, the land area removed from the Environmental Conservation Area will be replaced at a rate of 2:1 within the remaining Environmental Conservation Areas on the subject lands adjacent to the driveway extension and parking lot expansion, and also on nearby lands to the west located within the Natural Heritage System.
5. The proposed redesignation is not anticipated to have a significant adverse impact on the Core Natural Heritage System.
6. The Restoration Landscape Plan and Ecological Monitoring Plan is to be inserted as a condition for an Amendment to the Site Plan Agreement for the subject lands, and a Development Agreement will be registered on title with the Owner of nearby lands to the west of the subject lands.
7. The amendment is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan (2020), the Regional Official Plan (2014 Office Consolidation) and the general intent of the Town’s Official Plan (2017 Consolidation, as amended).

PART B - THE AMENDMENT

Part B – The Amendment, consisting of the following text and Schedule, constitutes Amendment No. 90 to the Official Plan for the Town of Niagara-on-the-Lake.

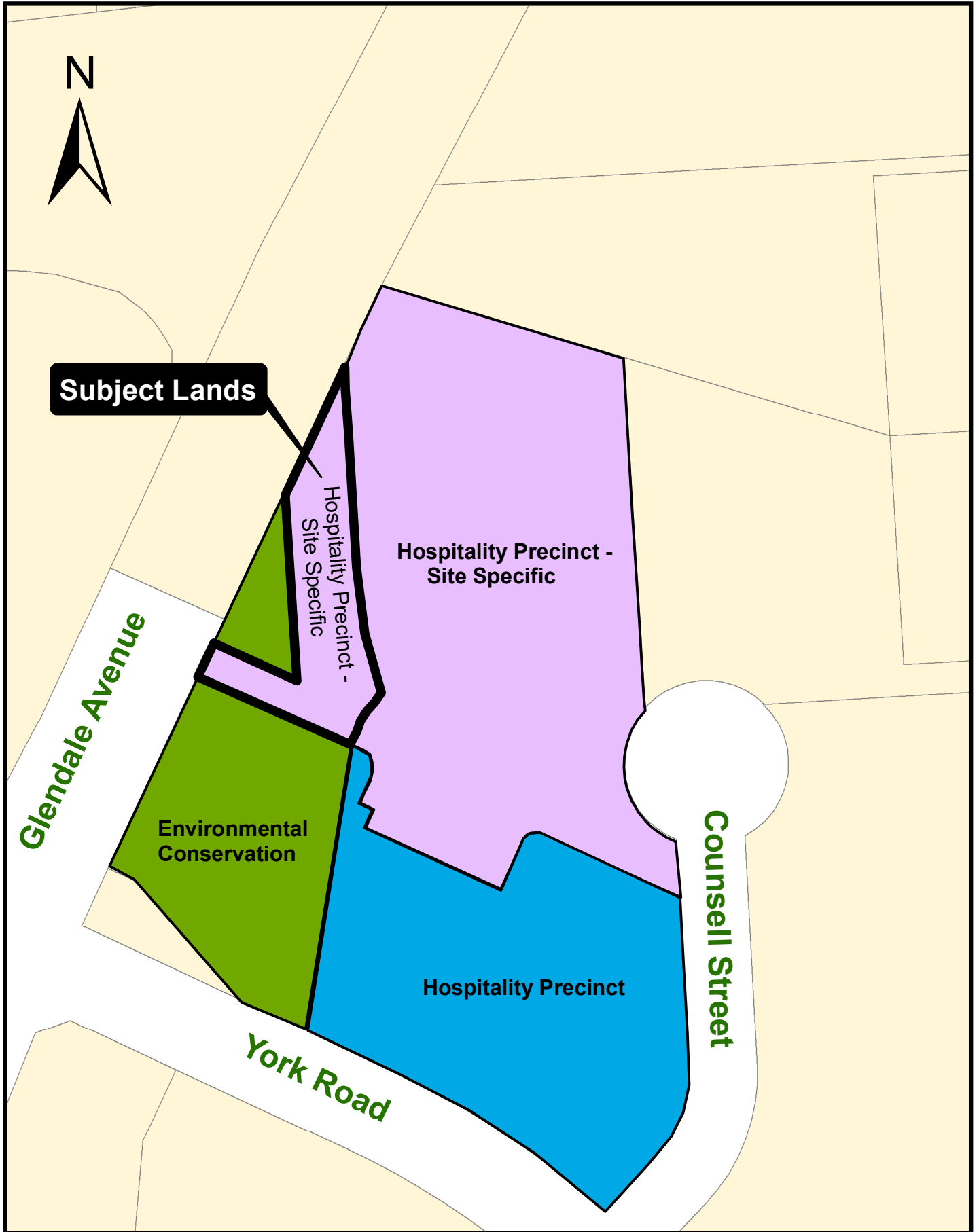
DETAILS OF THE AMENDMENT

1. Schedule “F” and Schedule “F1” of the Official Plan for the Town of Niagara-on-the-Lake is amended for the lands shown on Map “A”, attached hereto by redesignating portions of the subject lands from “Environmental Conservation Area” to “Hospitality Precinct – Site Specific”.

PART C – ADDITIONAL INFORMATION

The following additional information is available upon request:

1. Community and Development Services Report CDS-24-016
2. Council Meeting Minutes dated February 27, 2024



MAP 'A' ATTACHED TO OFFICIAL PLAN AMENDMENT #90
 BEING AN AMENDMENT TO SCHEDULE "F" AND "F1" OF THE
 OFFICIAL PLAN OF THE TOWN OF NIAGARA-ON-THE-LAKE.

LORD MAYOR
 GARY ZALEPA

TOWN CLERK
 GRANT BIVOL