

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 2024-031**

Official Plan Amendment No. 86

Firstly: Part Township Lot 94 Niagara as in RO178996, Subject to an Easement as in RO190469, Together with an Easement as in RO190504, Subject to an Easement in Gross Over Part 6 Plan 30R13040 as in NR194732, Secondly: Part Township Lot 94 Niagara, Part 1 Plan 30R1154 and Part 3 Plan 30R16093, Niagara-on-the-Lake, North Side of Hickory Avenue (South Portion) and West of Tanbark Road

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. 86 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. 86 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 30th day of April, 2024.

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LORD MAYOR GARY ZALEPA

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TOWN CLERK GRANT BIVOL

**Amendment No. 86 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. 86 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 lands from “Low Density Residential” to site-specific “Low Density Residential” to recognize an increased density.

### **BASIS**

The basis of the amendment is as follows:

1. The subject lands are located in the Urban Area of St. Davids and located on the north side of Hickory Avenue (south portion) and west of Tanbark Road.
2. The Official Plan directs that low density residential developments will generally not exceed 6 units per acre unless accompanied by a detailed site and area analysis demonstrating that there will be minimal impact on surrounding neighbourhoods. The proposal would result in a net density of 8.24 units per acre. Analysis provided with the requested amendment demonstrates that the proposed development is not anticipated to have a significant adverse impact on the surrounding area.
3. The proposed residential subdivision is compatible with existing and planned development in St. Davids while maintaining the general character of St. Davids and represents an appropriate and compatible form of intensification by making efficient use of land and existing services.
4. The proposal is not anticipated to have a significant adverse impact on the overall function of the existing St. Davids neighbourhood. The surrounding lands remain available for future growth and development opportunities.
5. The proposal would provide more housing and a more diverse housing stock, including variance in lot size, to address current housing needs.
6. The proposal is subject to the policies of the Village of St. Davids Urban Design Guidelines, and aligns with applicable policies and direction.
7. The amendment is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan (2020 Consolidation), the Niagara Official Plan (2022) 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. 86 to the Official Plan for the Town of Niagara-on-the-Lake.

### **DETAILS OF THE AMENDMENT**

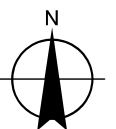
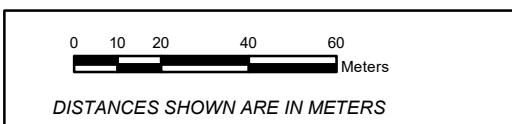
1. Schedule D to the Official Plan be amended by redesignating lands from “Low Density Residential” to “Low Density Residential (EX-RES-10) with site-specific exemptions to permit an increased density, as shown on ‘Schedule 1’ attached hereto.
  
2. That the following is added to Part 3 – Land Use Policies, Section 9: Residential under Section “9.5 EXCEPTIONS”:

“EX-RES-10 The lands identified as Low Density Residential EX-RES-10 on Schedule D, located on the north side of Hickory Avenue (south portion) and west of Tanbark Road (Opulence), shall be permitted to be developed with a maximum of 28 dwelling units at a maximum net residential density of 8.24 units per acre.”
  
3. That notwithstanding Policy Subsection 6.32.3.2 – Residential Land Use of the St. Davids Special Policy Area A-3, the lands designated as “Low Density Residential – EX-RES-10” as shown on ‘Schedule 1’ attached hereto shall be permitted to have a maximum net density of 8.24 units per acre.

## **PART C – ADDITIONAL INFORMATION**

The following additional information is available upon request:

1. Community and Development Services Report CDS-23-181
2. Council Meeting Minutes dated September 26, 2023



**SCHEDULE 1 ATTACHED TO OFFICIAL PLAN AMENDMENT #86  
BEING AN AMENDMENT TO SCHEDULE "D" OF THE OFFICIAL  
PLAN OF THE TOWN OF NIAGARA-ON-THE-LAKE**

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LORD MAYOR  
GARY ZALEPA

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TOWN CLERK  
GRANT BIVOL