



Town of Niagara-on-the-Lake

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REPORT #: CDS-26-017 **COMMITTEE DATE:** 2026-04-14
REPORT TO: COTW-Planning **DUE IN COUNCIL:** 2026-04-28
SUBJECT: 52 & 56 Shaw's Lane - Zoning By-law Amendment (ZBA-26-2025) - Recommendation Report

1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 The Application for Zoning By-law Amendment (File No. ZBA-26-2025) for lands known municipally as 52 Shaw's Lane and 56 Shaw's Lane, **BE APPROVED**, for reasons outlined in this report, and that the draft Zoning By-law Amendment, attached as **Appendix IV**, be forwarded to Council for adoption.

2. EXECUTIVE SUMMARY

- This report provides a Staff recommendation to the Committee and Council regarding an application for a Zoning By-law Amendment (the "Application") for lands known municipally as 52 Shaw's Lane and 56 Shaw's Lane.
- The Application proposes to rezone the subject lands from "Residential (R1-71) Site-Specific Zone" to a "Residential Multiple (RM1-H) Site Specific Holding Zone" to facilitate the conversion of two (2) adjacent single-detached lots to three (3) street townhouse units fronting Shaw's Lane.
- The "Holding (H)" Symbol would preclude the development of townhouses until the required technical plans (detailed grading and drainage plan, site servicing plan, and landscape plan) have been approved and a Development Agreement has been executed with the Town to implement the approved technical plans.
- The application also proposes to retain the existing permissions for two (2) single-detached dwellings within the existing "Residential (R1-71) Site-Specific Zone."
- The "Holding (H)" Symbol would continue to permit the development of two (2) single detached dwellings on the existing lots, in accordance with the registered Subdivision Agreement.
- Staff recommend approval of the Application, as the proposal conforms to *Planning Act* requirements, is consistent with the Provincial Planning Statement and conforms with Provincial and local planning policies.

3. PURPOSE

This report has been prepared to provide a recommendation to Committee and Council regarding an Application under the *Planning Act* seeking approval of a Zoning By-law Amendment on the subject lands, comprised of two (2) separate parcels, municipally known as 52 Shaw's Lane and 56 Shaw's Lane.

The draft site plan and elevation drawings are attached as **Appendix I** to this report.

4. BACKGROUND

4.1 Site Description and Surrounding Lands

The subject lands, known municipally as 52-56 Shaw's Lane, are located within the Royal Albion Place Subdivision, at the southwest corner of Shaw's Lane and Albion Place, within the urban area of Old Town. The location of the subject lands is shown on **Map 1** of **Appendix II**.

The subject lands are currently vacant, and are serviced by the municipal water, sanitary sewer and storm sewer systems. The subject lands have a total lot area of approximately 1,355 square metres (0.33 acres), with approximately 36.7 metres of frontage on Shaw's Lane. The surrounding lands are characterized by residential uses including single-detached dwellings and townhouse dwellings.

4.2 Public Notice

The Application was deemed complete by Town Staff on November 27, 2025. The submitted materials can be found on the Town's website at the following link:

<https://www.notl.com/business-development/public-planning-notices/52-56-shaws-lane-zba-26-2025>.

Public Notice of the Application was provided in accordance with *Planning Act* requirements. Yellow public notice signs were posted on the subject lands and notice was provided in the local newspapers.

4.3 Previous Approvals

The subject and adjacent lands were subject to the previous Draft Plan of Subdivision and Zoning By-law Amendment approvals as part of the Royal Albion Place Subdivision. The Draft Plan of Subdivision (Town File No. 26T-18-15-01) and Zoning By-law Amendment (By-law No. 4316BV-16), which apply to the subject lands, were approved by Town Council on April 20, 2016.

The Subdivision Plan received final approval in December 2016 and included twenty-nine (29) lots for single-detached dwellings, and one (1) residential block. The residential block was developed through a Vacant Land Condominium process containing 26 townhomes on a private roadway. The Royal Albion Place Subdivision has yet to be assumed by the Town, and some lots remain vacant; however, primary services (sanitary sewers, watermains, storm sewer, base course asphalt and curb and gutter) have been completed, and some homes within the subdivision are occupied.

Figure 1 details the extent of the previous Royal Albion Place Subdivision approval. The subject lands (52-56 Shaw's Lane) are shaded in orange, the previously-approved Condominium block is shaded in blue, and the remainder of the subdivision lands are shaded in green. Only lands shown as orange in the figure below are subject to the proposed Zoning By-law Amendment.

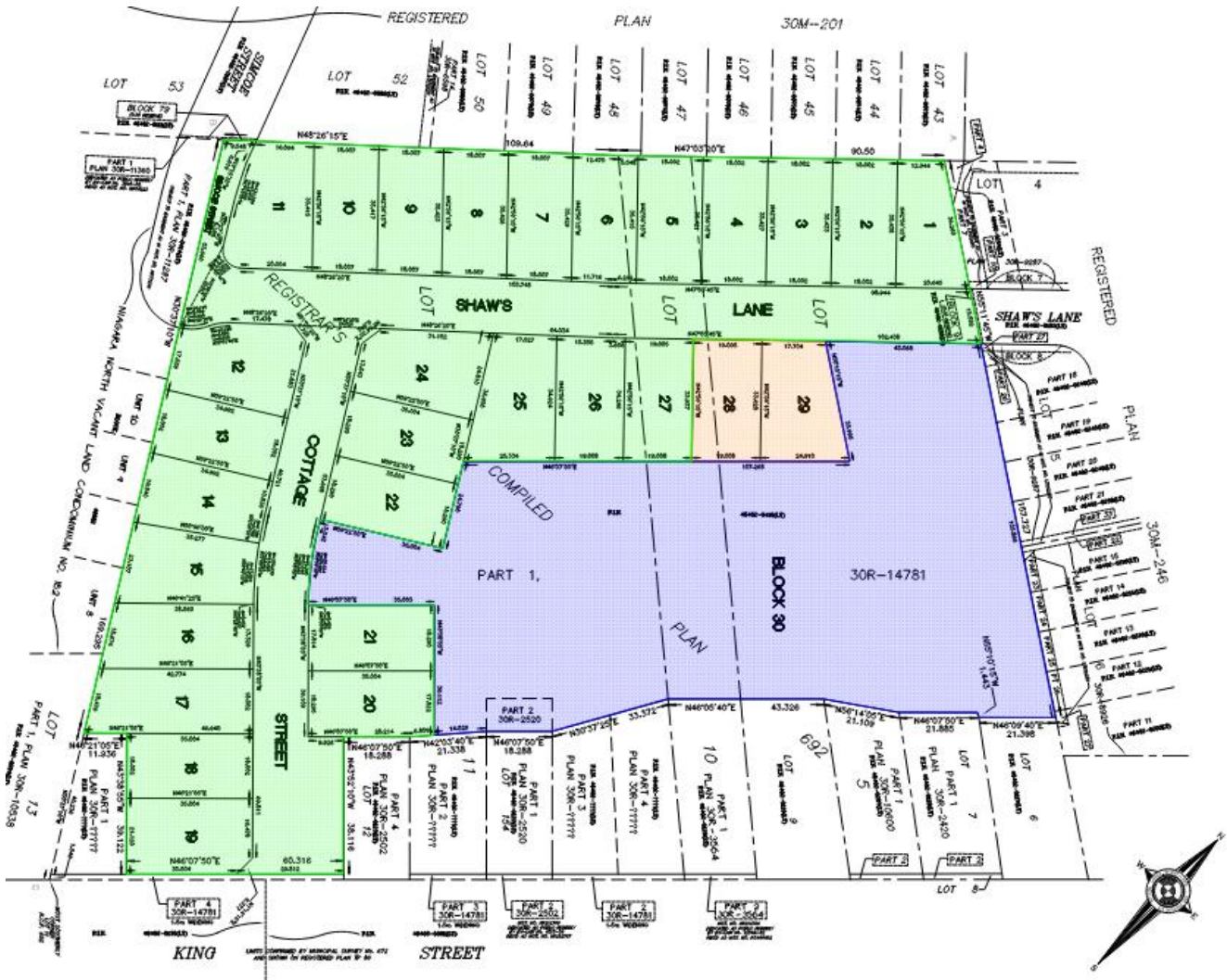


Figure 1: Royal Albion Place Development

4.4 Future Approval Requirements

Should the Zoning By-law Amendment be approved by Council, any development for the purpose of a townhouse dwelling on the subject lands shall only be permitted upon removal of the “Holding (H)” symbol. The “Holding (H)” symbol shall not be removed until the following conditions have been met to the satisfaction of the Corporation of the Town of Niagara-on-the-Lake:

- a) The Owner has received approval from the Director of Public Works & Infrastructure of the following plans, enabling townhouse construction:
 - i. a detailed grading and drainage plan;
 - ii. a site servicing plan; and
 - iii. a landscape plan.

- b) The Owner has entered into a Development Agreement with the Town, enabling townhouse construction, and that such Development Agreement is registered on title. The Development Agreement would require the Owner to complete all works in accordance with the approved plans, and require the payment of cash-in-lieu of parkland, to the satisfaction of the Director of Planning, Building and Development Services.

An application for land division to reconfigure the two existing single detached lots into the three proposed townhouse lots would also be required prior to the development of the lands for townhouses.

No additional approvals would be required should the owner proceed with the construction of two (2) single detached dwellings on the lands, in accordance with the registered Subdivision Agreement.

5. DISCUSSION / ANALYSIS

5.1 Policy and Legislative Framework

The Applications have been evaluated for consistency and conformity with the relevant Provincial and local planning policies and legislation, as discussed in the following report sections. Applicable planning legislation and policies are provided in **Appendix IV**.

5.1.1 Planning Act, R.S.O 1990, c. P.13

Section 2 of the *Planning Act* identifies matters of Provincial interest that Council shall have regard for in carrying out its responsibilities under the Planning Act. Subsection 3(5) of the Planning Act requires that decisions of Council shall be consistent with provincial policy statements and shall conform with provincial plans that are in effect. Section 34 of the *Planning Act* permits councils of local municipalities to pass and/or amend zoning by-laws. By-laws passed by Council shall conform to official plans that are in effect.

The Application supports matters of provincial interest, is consistent with policy statements and conforms with provincial plans and Official Plans, as demonstrated in the analysis provided in the following sections of this report.

5.1.2 Provincial and Local Planning Documents

The subject lands are designated as being within a “Settlement Area” under the Provincial Planning Statement, 2024 (the “PPS”), are designated “Designated Greenfield Area” on Schedule B of the Niagara Official Plan, 2022 (the “NOP”), and “Medium Density Residential” on Schedule B as well as “Greenfield Area” on Schedule I-1 of the Town of Niagara-on-the-Lake Official Plan (the “Town OP”). The Town OP designation on the subject lands is shown on **Map 2 of Appendix II**.

Policies within these plans promote a range of land uses to create a vibrant public realm, which efficiently uses land and resources, optimizes infrastructure, supports active transportation, and conserving or enhancing natural heritage features.

Town Staff consider the Application to be consistent with the Provincial Planning Statement and to conform with the NOP and Town OP, as discussed further below.

5.1.2.1 Housing and Density

Provincial and local planning documents encourage efficient development patterns that provide a variety of housing options, optimize the use of land, resources and public investment in infrastructure and public service facilities, and consider impacts to climate change. The Application aligns with Provincial and local policies to provide additional housing and a more diverse housing stock to address current housing needs.

Local planning documents contain policies which direct that Designated Greenfield Areas are required to achieve a minimum density target of 50 residents and jobs combined per hectare,

although the Official Plan allows for flexibility on a site-by-site basis. The approved Subdivision provides for a Greenfield density of 36.99 people and jobs per hectare. The proposal provides for a Greenfield density of approximately 37.5 people and jobs per hectare on the subject lands, bringing the development more into conformity with local density directives.

The proposal does not meet the minimum density target set out for Designated Greenfield; however, it is considered acceptable to Staff given its location within the urban area of Old Town and given the slight increase in density of people and jobs per hectare on the subject lands compared to the currently approved Subdivision. The proposed mix of townhouse and single-detached dwelling units in the Subdivision would continue to assist in diversifying the housing stock in the Old Town Urban Area and the Town overall.

The General Residential Policies in the Town OP direct that density is a function of service capacity and typography, and states that a minimum net density of 19.76 units per hectare (8 units per acre) should be utilized within the Greenfield Area. The Town OP directs that medium-density residential developments will not exceed a net density of 30 units per hectare unless accompanied by a detailed site and area analysis demonstrating that there will be minimal impact on surrounding neighbourhoods, and which will be subject to a public review process. The proposed net residential density for the subject lands is 22.1 units per hectare, and as such, the proposal meets the minimum net density of the Greenfield Area within the Town OP, and does not exceed the maximum net density for Medium Density Residential designation within the Town OP.

Surrounding development includes a mix of single detached dwellings and townhouse dwellings. Town Staff are of the opinion that the housing form and density proposed is appropriate for the subject lands.

5.1.2.2 Servicing, Transportation and Pedestrian Connectivity

The policies of the Town OP require that all urban development shall be serviced with full municipal services, including sanitary sewers, watermain and storm sewers.

As part of the previous Royal Albion Place Subdivision approvals, Town Public Works and Infrastructure Staff reviewed the Subdivision Plans and confirmed that the build out could be accommodated with existing water, sanitary and stormwater capacity. Detailed servicing plans for the subdivision were implemented through the Royal Albion Place Subdivision Agreement. Town Public Works and Infrastructure Staff issued a preliminary certification of completion for primary services in January 2025, confirming that all primary services (sanitary sewers, watermains, storm sewer, base course asphalt and curb and gutter) were completed to Town standards for the subdivision.

No modifications to the overall servicing approach or infrastructure for the subdivision are proposed to accommodate the proposed conversion of two (2) adjacent single-detached lots to three (3) street townhouse units. Town Public Works and Infrastructure Staff are satisfied that the proposal will not negatively impact the subdivision wide stormwater, water and sanitary servicing strategy or infrastructure, subject to the submission of site-specific detailed engineering plans for the three townhouse dwellings for Town review and approval.

A "Holding (H)" Symbol is recommended to require the submission and approval of a detailed grading and drainage plan and a site servicing plan for the subject lands by the Town's Public Works and Infrastructure Staff, to ensure the townhouses would be adequately serviced. The

“Holding (H)” Symbol would also require the owner to enter into a development agreement with the Town, which requires the Owner to complete all works in accordance with the approved plans.

5.1.2.3 Natural Heritage System

Provincial and local planning documents direct that environmental and natural heritage features are to be protected and wisely managed in accordance with applicable policies. Natural features and areas should be protected for the long term, and the diversity and connectivity of natural features and ecosystem function should be maintained, restored or, where possible, improved.

There are no key natural heritage or key hydrologic features as identified in the Niagara Official Plan, the property is not within the Conservation Lands overlay within the Town Official Plan, nor are there any watercourse or wetland features regulated by the Niagara Peninsula Conservation Authority (NPCA) within the subject lands. No private or public trees have been identified for removal as a result of the proposal.

Staff are satisfied that the proposal will not impact the natural heritage system.

5.1.2.4 Archaeology and Cultural Heritage

Archaeology

Provincial and local policies provide direction for the conservation of significant cultural heritage and archaeological resources. Development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential unless such resources have been conserved to the standards of the Ministry.

As part of the Royal Albion Place Subdivision approval, a Stage 1-2 Archaeological Assessment, dated March 29, 2016, was submitted to the Town, which identified that no archaeological resources were encountered on the subject lands. In addition, the letter from the Ministry was submitted to the Town, which acknowledged the recommendations of the report and identified that the report had been entered into the Ontario Public Register for Archaeological reports. The subject lands have been cleared of having archaeological potential.

Cultural Heritage

Provincial and local policies also aim to ensure the conservation of heritage attributes of protected heritage properties with new development. The Town OP directs that cultural heritage resources are to be conserved, and that contemporary building design should be sympathetic while avoiding copying historic architecture.

Town Heritage Staff have reviewed the proposal and confirmed that there are no cultural heritage resource considerations which would impact the subject lands.

5.1.2.5 Tree Protection and Preservation

The Town OP provides policies to ensure that trees are not unnecessarily removed and that, wherever possible, existing trees should be preserved and protected. Where it is unavoidable that trees are to be removed, it shall be required as a condition of any redevelopment that the proposal shall plant trees of a similar or comparable species on the site. Where no other reasonable location exists on the site, the town may require the owner to contribute to the Town sufficient money to replant an equal number of new trees on public lands identified for reforestation by the Town.

No impacts to public or private trees are anticipated as a result of the proposal. The updated landscape plan, implemented through the development agreement, will require the owner to plant a minimum of one tree for each lot within the road allowance.

5.1.2.6 Urban Design

The Town OP contains policies regarding design for development of Greenfield lands. The following provides an analysis of such policies:

- a) Block lengths should generally range between 200 and 250 metres.

No changes to the block length of the subdivision are proposed as a result of the reconfiguration of the subject lands from two (2) single-detached dwelling to three (3) townhouse dwellings.

- b) Where blocks are longer than 250 metres, a through block pedestrian walkway or midblock parkette should be provided.

No changes to the block pattern of the subdivision are proposed as a result of the reconfiguration of the subject lands from two (2) single-detached dwellings to three (3) townhouse dwellings.

- c) Streets should be based on a grid pattern.

No changes to the street network of the subdivision are proposed as a result of the reconfiguration of the subject lands from two (2) single-detached dwellings to three (3) townhouse dwellings.

- d) Lots should vary in size and shape.

The proposed on-street townhouse dwelling lots will vary from the remainder of the single detached dwelling lots within the subdivision in both size and shape.

- e) Lots adjacent to neighbourhood centres and parks should be planned for medium density development.

The subject lands are not located adjacent to a neighbourhood centre or park. The provision of townhouse dwellings aligns with medium density development, in accordance with the Town OP. No neighbourhood centres or parks are located within the approved subdivision.

- f) Pedestrian connections from the public road right-of-way to adjacent public open spaces and natural areas should be provided.

No changes to the approved pedestrian network of the subdivision are proposed as a result of the reconfiguration of the subject lands from two (2) single-detached dwellings to three (3) townhouse dwellings. No natural areas or public open spaces are provided within the proposed development; however, a 1.2-metre-wide sidewalk is provided on the west side of Shaw's Lane in accordance with approved Town policy and the approved Subdivision Agreement.

- g) Mixed land uses should be concentrated in central and accessible locations.

No changes to the land the existing permitted land uses are proposed, and only residential uses are proposed.

- h) Sidewalks shall be provided in accordance with approved Town policy.

No changes to the approved sidewalk network of the subdivision are proposed as a result of the reconfiguration of the subject lands from two (2) single-detached dwelling to three (3) townhouse dwellings. A 1.2-metre-wide sidewalk is provided on the west side of Shaw's Lane in accordance with approved Town policy and the approved Subdivision Agreement.

- i) Garages for single, semi and townhouse units shall not exceed 50% of the building's façade and shall be setback from the front face of these units.

Provisions to implement this have been included in the site-specific zoning by-law to ensure garages for the proposed dwellings will not exceed 50% of the building façade and will be setback from the front face of all units. All garages shall be set back a minimum of 0.9 metres behind the front face of the dwelling on the ground floor, and all garages shall be a maximum of 50% of the width of the building façade.

As part of the Royal Albion Place Subdivision, the developer prepared Architectural Control Guidelines for the development, which were reviewed by the Town's Urban Design Committee. The applicant has provided a conceptual elevation drawing, which is attached as **Page 2 of Appendix I**. Based on preliminary review of the conceptual elevation drawing, Staff expect the development to be consistent with the previously approved Architectural Control Guidelines for the Royal Albion Place Subdivision. Prior to the issuance of a building permit, the development will be reviewed by Staff for conformity with the Developer's Architectural Control Guidelines to ensure a coordinated urban design with the remainder of the subdivision lands.

5.1.2.7 Parkland

As part of the Royal Albion Subdivision, cash-in-lieu of parkland dedication was collected under Section 51.1 of the *Planning Act*. The value of the cash-in-lieu of parkland conveyed to the Town was based on 5% of the total value of the subdivision lands, which included the originally approved twenty-nine (29) lots for single-detached dwellings and one block for a Vacant Land Condominium containing 26 townhomes on a private roadway.

The Application proposes one (1) additional dwelling beyond the residential unit yield previously authorized by the registered plan of subdivision. Any Payment of required cash-in-lieu of parkland would be collected through the Development Agreement, as listed in the "Holding (H)" symbol.

5.1.3 Town of Niagara-on-the-Lake Proposed Official Plan, 2019

Council adopted a proposed new Official Plan in November 2019. The proposed Official Plan has not been adopted and is therefore not in effect, but represents Council intent. The subject lands are designated "Residential" in the proposed Official Plan.

The Town Official Plan (2019) is currently being updated to bring it into conformity with the Niagara Official Plan, the Provincial Planning Statement and other relevant policies and legislation. The subject lands continue to be designated "Residential" in the latest iteration of the draft updated Official Plan.

The “Residential” designation in the Town Official Plan (2019) permits a variety of residential uses, types and densities, including single-detached, semi-detached and townhouse dwellings, as well as medium-rise apartments up to 4 storeys.

An Official Plan Amendment would not be required to facilitate the proposed development, if the Town’s Official Plan (2019) was in force and effect.

5.2 Niagara-on-the-Lake Zoning By-law 500A-74, as amended

The subject lands are currently zoned Site Specific “Residential (R1-71) Zone” within the Old Town Community Zoning District under Zoning By-law 4316-09, as amended through By-law 4316BV-16. Single-detached dwellings and accessory buildings with site specific provisions are permitted uses in this zone. The applicable zoning of the subject lands is shown on **Map 3 of Appendix II.**

The Zoning By-law Amendment requests to rezone the lands to accommodate three (3) on-street townhouse dwelling units fronting Shaw’s Lane, by rezoning the subject lands from the existing Site Specific “Residential (R1-71) Zone” to a new “Residential Multiple (RM1) Site Specific Holding Zone.” The “Holding (H)” Symbol would preclude the development of townhouses until the required technical plans have been approved and a Development Agreement has been executed with the Town. Any future removal of the “Holding (H)” Symbol would be subject to an amendment to the Zoning By-law.

The following chart provides an overview of the standard “Residential Multiple (RM1) Zone” provisions in comparison to the Staff recommended “Site-Specific RM1 Zone” for the proposed townhouse units:

Zone Requirement	Standard RM1 Zone	Proposed Site-Specific RM1 Zone (Townhouse Dwellings)
Maximum lot coverage for the total development	50%	53%
Maximum lot coverage for an interior unit	N/A	60%
Maximum width of garage door	N/A	50% of dwelling façade which faces the front lot line
Setback of an attached or detached garage from the building face of the main building	N/A	0.9 m (including a covered porch)
Covered/uncovered and unenclosed porch, deck, patio permitted yard encroachment	1.5 m into a required front or rear yard (uncovered and unenclosed)	2.1 m into a required rear yard
	0 m into a required front or rear yard (covered and unenclosed)	1 m into a required front yard
Uncovered and unenclosed steps permitted yard encroachment	1.5 m into a required front or rear yard	3.6 m into a required rear yard
		2.5 m into a required front yard

Zone Requirement	Standard RM1 Zone	Proposed Site-Specific RM1 Zone (Townhouse Dwellings)
Minimum interior side yard setback to a driveway and required uncovered surface parking area where driveways are abutting	1.0 m	0.6 m

The proposed site-specific RM1 Zone would facilitate the development of a form of townhouse dwellings complementary of the mix of housing types (single detached and townhouse dwellings) within the Royal Abion Subdivision and suitable for the subject lands. The site-specific provisions for the subject lands are similar to the permissions established for other adjacent developments, specifically those related to the townhouse dwellings within the Subdivision located along Albion Way, which abut the subject lands to the east and south, and provide a consistent design and development standard for the area.

Staff consider the increase in lot coverage and permitted front and rear yard encroachments acceptable as these provisions establish a compact built form that makes efficient use of the lands and provides a dwelling type that is attainable for a wider range of household incomes when compared to single-detached dwellings. The attached garages would require to be setback of the dwelling and may not exceed 50% of the building's façade, as required by the Town OP.

The Zoning By-law requires driveways to be located to no closer than 1.0 metre from an interior property line, and that parking areas are located no closer than 1.0 metres to a rear or interior side lot line. The proposed site-specific RM1 zone proposes that the minimum interior side yard setback for a driveway shall be 0.6 metres from an interior lot line where driveways are abutting, and that the minimum interior side yard setback for a parking area shall be 0.6 metres from a property line. Staff are satisfied that the proposed 0.6 metre setback for the driveway and parking areas would provide adequate separation for drainage and maintenance purposes where driveways for the townhouses are abutting.

A “Holding (H)” symbol is recommended to be applied to the site-specific “Residential Multiple (RM1) Zone.” The “Holding (H)” symbol is intended to ensure that the deviations from the approved Subdivision Agreement associated with the proposed conversion of two (2) adjacent single-detached lots to three (3) street townhouse units are adequately captured in terms of servicing, grading, and any applicable cash-in-lieu of parkland. No development of townhouses on the subject lands may proceed until the servicing plans are approved, a development agreement with the Town is executed and registered on title, and the “Holding (H)” symbol is removed.

The application also proposes to retain the existing permissions for two (2) single-detached dwellings within the existing “Residential (R1-71) Site-Specific Zone.” The “Holding (H)” Symbol would continue to permit the development of two (2) single detached dwellings on the existing lots, in accordance with the registered Subdivision agreement.

The remaining standard RM1 Zone requirements will apply to the proposal. Staff recommend approval of the draft Zoning By-law Amendment for the subject lands, a copy of which is attached as **Appendix IV** to this report.

5.3 Consultation

The Applications were circulated to Town departments and external agencies. Public Notice of the Applications were provided as required by the *Planning Act*. Comments submitted by Town departments and external agencies are included in **Appendix V** and **Appendix VI**, respectively, as summarized below.

5.3.1 Town Department Comments

Building – No objection.

Finance – No objection.

Fire & Emergency Services – No objection. Request that the owner consider the installation of residential sprinklers for this development for the life safety of the occupants and the responding volunteer firefighters.

Heritage – No objection. The Town is in receipt of a scoped Stage 1 and 2 archaeological assessment for the subject lands dated March 29, 2016, with the corresponding ministry clearance letter. This clears the subject lands of having archaeological potential. There are no further heritage concerns.

Public Works and Infrastructure – No objection. Staff will require that an updated Site Servicing Plan, Grading and Drainage Plan, and Landscape Plan be provided and carried out as part of the required Development Agreement to reflect the updated lot configuration.

5.3.2 External Agency Comments

Niagara Region – No objections.

Niagara Peninsula Conservation Authority – No objections.

Enbridge Gas – No objections.

Niagara-on-the-Lake Hydro Inc. – No objections. There are currently only provisions to feed two (2) services to the original lots and that a third service will need to be installed at developer cost. Also note that there is an existing pad mounted transformer TX1684 located on the existing property line between #52 & #56 Shaw's Lane.

5.3.3 Public Consultation

Public notice of the Application was provided as required by the *Planning Act* as outlined in Section 4.2.

An electronic Open House for the proposed Application was held on December 22, 2025, which was attended by zero (0) residents. The statutory Public Meeting was held on January 13, 2026, during which zero (0) registered to participate. At the time of writing this report, Staff have not received any written correspondence from members of the public.

6. STRATEGIC PLAN

The content of this report supports the following Strategic Plan initiatives:

Pillar

1. Vibrant & Complete Community

Priority

1.1 Planning for Progress

Action

1.1 b) Planning for Progress Initiatives

7. OPTIONS

The Committee may approve, refuse, or modify the proposed Zoning By-law Amendment.

8. FINANCIAL IMPLICATIONS

The owner will be responsible for all costs associated with the proposal, including the financial costs associated with the Development Agreement, and addressing any conditions in the agreement, including but not limited to payment of cash-in-lieu of parkland dedication. The Town will collect applicable Development Charges at the time of building permit issuance.

9. ENVIRONMENTAL IMPLICATIONS

There are no key natural heritage or key hydrologic features as identified in the Niagara Official Plan, the property is not within the Conservation Lands overlay within the Town Official Plan, nor are there any watercourse or wetland features regulated by the Niagara Peninsula Conservation Authority (NPCA) within the subject lands. No private or public trees have been identified for removal as a result of the proposal. The updated landscape plan, implemented through the development agreement, will require the owner to plant a minimum of one tree for each lot within the road allowance.

10. COMMUNICATIONS

Once Council has made decisions on the Application, notice of the decision will be given as required under the *Planning Act*. The decision of Council is subject to a 20-day appeal period. If no appeals are received during the appeal period, the decision of Council is final. Changes to provincial legislation have been made through Bill 185, and third-party appeals are restricted.

11. CONCLUSION

Planning, Building and Development Services Staff recommend approval of Zoning By-law Amendment Application ZBA-26-2025, as the Application meets *Planning Act* requirements, is consistent with the Provincial Planning Statement, and conforms with local planning policies.

12. PREVIOUS REPORTS

- **CDS-26-003** - Public Meeting – Information Report – 52 & 56 Shaw's Lane Zoning By-law Amendment Application (ZBA-26-2025) (January 31, 2026)
- **CDS-16-060** – Recommendation Report – 683 King Street Royal Albion Subdivision - Removal of Holding Symbol (November 14, 2016)
- **CDS-16-018** – Recommendation Report – 683 King Street – Royal Albion Place Subdivision and Royal Albion Village Condominium - Applications for Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Vacant Land Condominium (April 11, 2016)

13. APPENDICES

- **Appendix I** – Site Plan and Conceptual Elevation Drawing
- **Appendix II** – Maps
- **Appendix III** – Planning Legislation and Policies
- **Appendix IV** – Draft Zoning By-law Amendment
- **Appendix V** – Town Comments
- **Appendix VI** – Agency Comments

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