

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. ####-26**

Official Plan Amendment No. 105

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;

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. 105 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. 105 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 28th day of April, 2026.

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LORD MAYOR GARY ZALEPA

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TOWN CLERK GRANT BIVOL

**Amendment No. 105 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. 105 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.

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## **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 Protection Designation” and “Mixed-Use II” to site-specific “Mixed-Use II” to facilitate the development of a proposed hotel and standalone restaurant. The amendment will also be reflected within the Glendale Secondary Plan.

### **BASIS**

The basis of the amendment is as follows:

1. The subject lands are in the Urban Area of Glendale, on lands municipally known as 524 York Road. A portion of the subject lands has been identified as “Other Woodland” through the Town’s Subwatershed Study for the Glendale Secondary Plan area, in addition to an Environmental Impact Study completed in support of the proposed development. This portion of the subject lands is designated “Environmental Protection Designation” in the Glendale Secondary Plan.
2. The Glendale Secondary Plan sets out a minimum building height of three (3) storeys and a maximum building height of six (6) or seven (7) storeys on the subject lands. The proposal would result in building heights of one (1) storey for the standalone restaurant to seven (7) storeys for a hotel. The proposal has been revised to not exceed the maximum height requirements set out in the Airport Zoning Regulation which is applicable to the subject lands.
3. The Official Plan provides policy direction for commercial, prestige industrial and hospitality-related uses. The proposal supports this policy direction as a street wall and an improved, pedestrian focused streetscape will be provided along York Road, in addition to the hotel and restaurant promoting economic activity by attracting further tourism to the Town.
4. An Environmental Impact Study was completed which demonstrates that the partial removal of the “Other Woodland” on the subject lands will not result in any negative impacts to the natural heritage system. The applicant has committed to creating new woodlands where it did not exist before and restoring or enhancing natural features on other properties in proximity to the subject lands through a future Woodland Enhancement Plan.
5. Studies submitted as part of the application support the development, demonstrate protection of the environmental area proposed to remain intact, and address servicing and land use compatibility.

6. The amendment is consistent with the Provincial Planning Statement (2024) and conforms to the Niagara Official Plan (2022) and the general intent of the Town's Official Plan (2017 Consolidation, as amended).
7. Future application for Site Plan Approval will be required to implement the proposal and finalize detailed design.

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## **PART B - THE AMENDMENT**

Part B – The Amendment, consisting of the following text and Schedule, constitutes Amendment No. 105 to the Official Plan for the Town of Niagara-on-the-Lake.

### **DETAILS OF THE AMENDMENT**

1. Schedule “1” to the Glendale Secondary Plan be amended by adding text reference to “OPA No. 105” on the southern portion of the subject lands.
2. Schedule “1” to the Glendale Secondary Plan be amended by redesignating the southern portion of the subject lands from “Environmental Protection Designation” and “Mixed-Use II” to site-specific “Mixed-Use II – EX-MXII-1” as shown on ‘Map A’ attached hereto.
3. Schedule “2”, Schedule “3” and Schedule “4” to the Glendale Secondary Plan are amended by revising the boundaries of the “Environmental Protection Designation” to align with Schedule “1” as shown on ‘Map A’ attached hereto.
4. That the following Subsection is added to the Glendale Secondary Plan:

“6.5.4 524 York Road: Site Specific Exception - EX-MXII-1 on Schedule “1”

EX-MXII-1 The lands identified as EX-MXII-1 on Schedule 1 shall be subject to all requirements of the “Mixed Use II” designation and any other general requirements of this Plan, except the following shall apply:

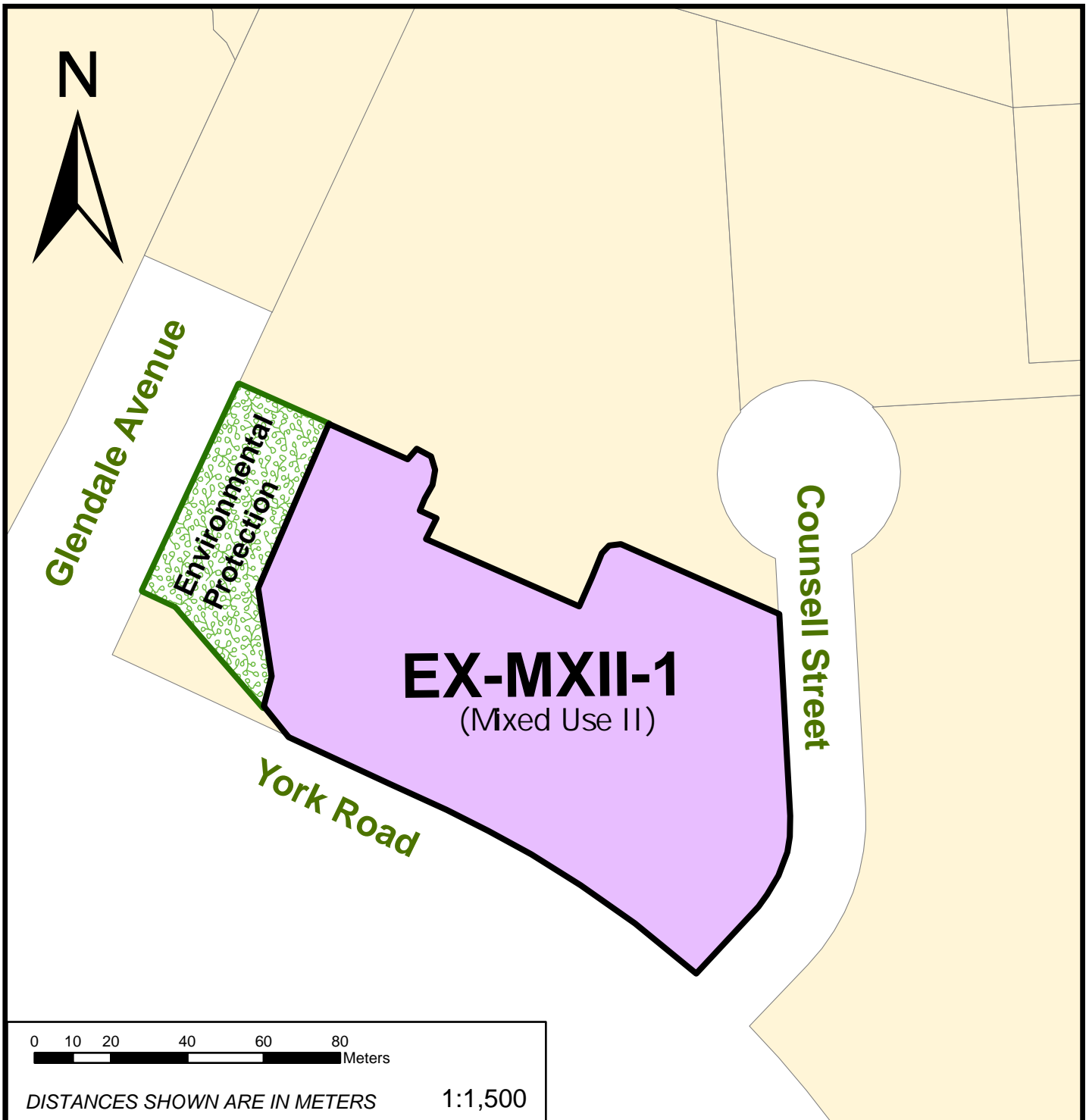
- a) In lieu of Section 6.5.3 b) of the Glendale Secondary Plan, the minimum building height for a restaurant shall be one (1) storey.
- b) In lieu of Section 8.1.5 h) of the Glendale Secondary Plan loading, garbage storage and other service areas are not required to be enclosed within a building but shall be located at the rear or side of the building and shall be screened from public view. Surface parking along public streets shall be screened with a landscape buffer.
- c) In lieu of Section 22.6, the use of the Holding “H” symbol may be used in the corresponding site-specific zoning by-law for the purposes of requiring the submission and approval of a “Woodland Enhancement Plan,” as well as any necessary legal agreements required for off-site environmental restoration and enhancement.”

## **PART C – ADDITIONAL INFORMATION**

The following additional information is available upon request:

1. Information Report to Council – Public Meeting – 524 York Road, Phase 2 (CDS-25-056)
2. Committee of the Whole – Planning Meeting Minutes dated April 14, 2026
3. Community and Development Services Report PBDS-26-006
4. Council Meeting Minutes dated April 28, 2026

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MAP 'A' ATTACHED TO OFFICIAL PLAN AMENDMENT #105  
BEING AN AMENDMENT TO SCHEDULE 1 - LAND USE  
DESIGNATION OF THE GLENDALE SECONDARY PLAN 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