



NEWS RELEASE

November Council Update: Decisions and Updates

For Immediate Release

November 26, 2024

The Town of Niagara-on-the-Lake held its regularly scheduled Council meeting this evening, November 26, 2024, covering agenda delegations, motions, approvals and more. Below is a summary of Council's decisions and discussions. To review the meeting agenda, which includes links to all reports, meetings and presentations, please visit www.notl.com/council-government/meetings-agendas-minutes. A video recording of the meeting has been posted and can be found [here](#).

Tree Appeal Hearing:

A Tree Appeal Hearing took place to discuss trees located at 7 Plantation Drive, 105 Tanbark Road, 1 Mulberry Lane, 15 Shakespeare Avenue, 14467 Niagara River Parkway and 14390 Niagara River Parkway.

Closed Session:

Council entered a Closed Session under Section 239(2)(f) of the *Municipal Act* to receive solicitor-client privileged advice regarding properties at 144 & 176 John Street East, 200 John Street, and 588 Charlotte Street, and under Section 239 (2)(e) to discuss litigation or potential litigation affecting the municipality, including claims against it.

In Ontario, Councils of a municipality can only meet in Closed Sessions (private meetings) for specific reasons outlined in Section 239 of the *Municipal Act*, 2001. These reasons typically include:

- Personal matters
- Litigation or potential litigation
- Advice subject to solicitor-client privilege
- Negotiations
- Matters that could reveal confidential information

The purpose of Closed Sessions is to allow Councils to discuss sensitive matters that require privacy and confidentiality while still ensuring transparency and accountability in the decision-making process. Council typically cannot vote within a Closed Session



unless to direct Staff. Deliberations within Closed Sessions must remain on-topic and cannot be shared outside the meeting. Closed Sessions are only convened as allowed by the *Municipal Act*, and any motions discussed in a Closed Session are forwarded and voted on in an open session.

Lord Mayor's Report:

[Lord Mayor Zalepa's report](#) highlighted his active engagement in community and regional events. Key activities included honouring Teyoninhokarawen's national historic significance and Indigenous veterans at Queenston Heights, bringing greetings at the Veterans Dinner, and delivering remarks at Remembrance Day ceremonies. He also participated in the Niagara Association of Realtors' Housing Symposium, addressing housing affordability and community needs.

The Lord Mayor thanked the Chamber of Commerce for their oversight on decorating Queen Street and acknowledged milestones such as the Marotta Family Hospital naming, the Foodland ground-breaking, and the Village Community Association Tree Lighting. Other notable engagements included the Women's Abuse Prevention Month flag-raising and the Niagara Region Physician Recruitment Roundtable, showcasing his dedication to community well-being and regional collaboration.

Decision Highlights (*Approved through Minutes from the Committee of the Whole – General Meeting on November 19, 2024):

Lands East and South of 419 Line 1 Road (No Municipal Address) ([CDS-24-161](#))

- Originally defeated during the Committee of the Whole – Planning Meeting, Council approved the Official Plan Amendment and Zoning By-law Amendment for lands east and south of 419 Line 1 Road and east of Concession 6 Road. Delegations from NPG Planning Solutions and Sullivan Mahoney LLP were heard on this item.

2025 Capital Budget ([CS-24-024](#))

- Council deferred the 2025 Capital Budget until such time that Council can review and discuss it alongside the Operating Budget proposal.

***Special Events Policy Review Work Plan and Engagement – Next Steps ([CAO-24-041](#))**

- Council approved consulting services to review the Town's Special Events Policy, with \$80,000 allocated from the Municipal Accommodation Tax (MAT) to fund the project, contingent on the finalization of the MAT Policy. Staff will report back in



Q1 2025 with a timeline and an interim revised policy focused on process improvements and cost recovery.

***Former Hospital Site (176 Wellington Street) – Public Engagement ([CAO-24-042](#))**

- Council approved funding of \$85,000 from parking revenue for external services to conduct public engagement on the redevelopment of the former hospital site at 176 Wellington Street and authorized Staff to proceed with the process.

***2025-2026 Committee of the Whole Chair Appointments and 2025 Council and Committee of the Whole Schedule ([CAO-24-048](#))**

- Council approved the 2025 Council and Committee of the Whole Meeting Schedule, as amended, and the 2025-2026 Committee of the Whole Chair Appointments.

***Renewal of Lease Agreement with the Niagara Foundation (Foghorn Property) 99 River Beach Drive ([CS-24-021](#))**

- Council approved a one-year lease extension for the Niagara Foundation at 99 River Beach Drive (Foghorn Property) from February 1, 2025, to January 31, 2026, under the current terms, with no further extensions being granted beyond this date. Council directed Staff to prepare a report on future options for the property by Q3 2025 and confirm tenant acknowledgment of the lease termination.

***Draft Water By-law ([OPS-24-034](#))**

- Council approved a Draft Water By-law to regulate and manage the Town's Water Distribution System, repealing By-law 814-77.

Request for Free Parking in the Heritage District for December

- Council approved the Niagara-on-the-Lake [Chamber of Commerce's request](#) for free parking in the Heritage District during December. Advertisements will begin in the coming days.

***Appointment of Councillor Niven**

- Council appointed Councillor Niven to the Court of Revision, the NOTL Historical Society, the Sports Wall of Fame Selection Committee, and the NOTL Museum for the remainder of the 2022-2026 term.

By-laws:

Council approved several By-laws, including the appointment of a new By-law Enforcement Officer and the adoption of By-law 2024-072 to manage the Town's water



distribution system, which sets rates and usage guidelines while replacing By-law 814-77. Additionally, Council authorized a lease agreement granting the Shaw Festival Theatre exclusive use of the upper and lower levels of the Court House from January 1, 2025, to December 31, 2027, and adopted the 2025 Capital Budget. The proceedings of the November 20, 2024, Council meeting was also confirmed.

Next Council Meeting:

The next scheduled Council meeting will take place on Tuesday, December 10, at 6:00 p.m. Community members are invited to attend in person at Town Hall (1593 Four Mile Creek Road, Virgil) or tune in via the Town's livestream. Agendas, minutes and meetings are available on the Town's website at <https://www.notl.com/council-government/meetings-agendas-minutes>.

For immediate alerts, follow the Town of Niagara-on-the-Lake on [Facebook](#), [Twitter](#), and [Instagram](#).

Media contact:

Marah Minor, Communications Coordinator
905-468-3266 | communications@notl.com