

THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE

BY-LAW NO. [REDACTED]-25

Official Plan Amendment No xx
85 Queen Street (178 Victoria Street)
Legal Description
Assessment Roll Number

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 *Ontario Planning Act* hereby Enacts as follows:

1. Amendment No. xx to the Official Plan for the Town of Niagara-on-the-Lake consisting of the attached explanatory text and Schedule 1 is hereby adopted.
2. Amendment No. xx 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 xx day of xxxx 2025

LORD MAYOR GARY ZALEPA

TOWN CLERK DONNA DELVECCHIO

PART A - THE PREAMBLE

This part does not constitute part of this Amendment.

PART B - THE AMENDMENT

This part consists of the following text and attached plan which constitutes Official Plan Amendment No. xx to the Official Plan for the Town of Niagara-on-the-Lake.

The preamble does not constitute part of this amendment.

PURPOSE

The purpose of the Official Plan Amendment is to redesignate the subject lands previously known as 178 Victoria Street to Site Specific General Commercial. The Official Plan Amendment is required to permit a theatre as the sole commercial permitted use on the property and to facilitate subsequent applications for Site Specific Zoning By-law Amendment and Site Plan Approval.

BASIS

The basis of the amendment is as follows:

1. 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 14.7(3) of the Planning Act requires a municipality to prepare and adopt an official plan. Section 16(1)(a) of the Planning Act provides that an official plan shall contain (a) goals, objectives and policies established primarily to manage and direct physical change and the effects on social, economic, the built and natural environment of the municipality or part thereof, or an area that is without municipal organization. Section 22 of the Planning Act further permits persons to request a Council to amend its Official Plan.
2. The amendment is consistent with the Planning Act, the Provincial Policy Statement and conforms to the Niagara Official Plan and the general intent of the Town of Niagara-on-the-Lake Official Plan. The amendment is consistent with the general intent of the policies of the Council approved Niagara-on-the-Lake Official Plan.
3. The amendment would facilitate the redevelopment of the Royal George Theatre on the amalgamated building site known as 85 Queen Street within the Built-up area of the Old Town of Niagara-on-the-Lake.
4. The proposed development will be subject to further approvals associated with Site Specific Zoning By-law amendment, Site Plan Approval.

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, consisting of the following text and Schedule xx constitutes Amendment No. xx for the Official Plan of Niagara-on-the-Lake.

DETAILS OF THE AMENDMENT

1. Schedule "B" of the Official Plan for the Town of Niagara-on-the-Lake is Amended for the lands shown on Schedule xx attached hereto by redesignating the subject lands to "General Commercial".