



NEWS RELEASE

October Council Update: Decisions and Updates

For Immediate Release

October 28, 2025

The Town of Niagara-on-the-Lake held its regularly scheduled Council meeting this evening, October 28, 2025, covering motions, by-laws and various items of Town business.

Below is a summary of Council's discussions and decisions. To view the meeting agenda, including links to reports, presentations, and a video recording, please visit www.notl.com/council-government/meetings-agendas-minutes.

Council Recognition:

Council recognized Badri Ricciardelli, a Taekwondo Master at TyVes Taekwondo in Niagara-on-the-Lake and a member of Team Canada, for winning the 2025 Canadian National Championship, along with several other medals and honours.

Lord Mayor's Report:

Lord Mayor Zalepa presented his [report](#), highlighting that in September and October, he participated in a range of community, cultural, and commemorative events celebrating Niagara-on-the-Lake's heritage, volunteerism, and civic pride.

Highlights included attending the Volunteer Firefighter Appreciation Dinner, the Ontario Culture Days Flag Raising, the National Day for Truth and Reconciliation ceremony, the unveiling of the restored Ordnance Boundary Stones, and performances by the Niagara Symphony Orchestra. The Lord Mayor also joined the Ontario Tree Pageant, recognizing a historic 400-year-old White Oak, attended the funeral of Regional Chair Jim Bradley, and took part in the Chamber of Commerce Leadership Luncheon and Toronto Global Forum. Other engagements included volunteering at the Doors Open event, assisting Community Crew in packing lunches for local students, recognizing local ambassadors, and attending the Austrian Wine Excursion and the grand opening of Stone Eagle Winery. Lord Mayor Zalepa concluded the month at the Niagara Week MPP Reception in Toronto, promoting Niagara's regional priorities.



The report also paid tribute to the late Julie Anne Paul, a long-serving and beloved Town employee, and former Councillor Leno Mori, both remembered for their lasting contributions to the community. Lord Mayor Zalepa concluded by announcing the launch of poppy sales through the Royal Canadian Legion on October 31, 2025.

Presentations & Delegations:

- **Municipal Heritage Committee (MHC) – October Motions ([CDS-25-165](#))**
 - Jim Reynolds (Heritage Designations)
 - Barbara Worthy (Heritage Designations)

Approved motion: Council approved that the Part IV designation of the properties be paused until Staff research concerns regarding real estate values and insurance premiums, and to report back on findings to the Municipal Heritage Committee and Council (as noted in the additional motion made by MHC).

- Jacob Hebbert, Vintage Hotels (6 Picton Street)

Approved motion: Council approved the referral of 18.1 of the Municipal Heritage Committee meeting minutes back to Staff and the MHC Committee for consideration.

- **Ferox Winery Application**
 - Jesse Auspitz, NPG Planning Solutions

Approved motion: Council approved to receive the delegation for information and directed that Staff review the information provided by NPG Planning Solutions and provide a recommendation on the submission and revised by-law at the November Council meeting.

Decision Highlights:

1634 Four Mile Creek Road Zoning By-law Amendment (ZBA-10-2025) ([CDS-25-135](#))

- Council approved the Zoning By-law Amendment (ZBA-10-2025) for 1634 Four Mile Creek Road to permit the construction of a single detached dwelling behind the existing commercial building, rezone part of the property for environmental protection, and include a Holding (“H”) symbol to address archaeological requirements prior to development.



61 Melville Street Zoning By-law Amendment Application (ZBA-13-2025) ([CDS-25-136](#))

- Council approved the Zoning By-law Amendment (ZBA-13-2025) for 61 Melville Street to remove the Holding ("H") symbol, as all archaeological and environmental requirements have been satisfied, allowing the development of a 3-storey, 12-unit apartment building to proceed following final Site Plan approval and issuance of Building Permits.

Short Term Rental By-law Amendment – Limits ([FES-25-013](#))

- Council received this report for information but did not approve the proposed Short Term Rental limit, therefore lifting the current freeze on cottage/vacation rental applications. New cottage rentals/villas and vacation apartments applications will be accepted again starting October 29, 2025.

New Building Permit By-Law ([CDS-25-152](#))

- Council approved a new Building Permit By-law that modernizes the Town's permitting process to align with current *Building Code Act* and Ontario Building Code requirements, streamlines procedures across Niagara municipalities, and provides greater consistency and clarity in permit application, inspection, and fee processes.

Planning and Building Fee Review ([CDS-25-160](#))

- Council approved the Planning and Building Fee Review, endorsing recommended fee increases to align costs with service delivery, achieve full cost recovery for Building Services and partial recovery for Planning Services, with the new fees taking effect January 1, 2026.

Request to Access Irrigation at Reduced Buy-in for Schenk Properties Inc. ([OPS-25-027](#))

- Council approved allowing Schenk Properties Inc. to access the Town's irrigation system through the Bright Municipal Drain and Irrigation Channel at a reduced 50% buy-in rate.

Interim Tenancy Recommendation – 99 River Beach Drive (Foghorn Dwelling) ([OPS-25-049](#))

- Council approved a year-long tenancy agreement with the existing tenant at 99 River Beach Drive (Foghorn Dwelling), granting the CAO authority to finalize the arrangement to maintain flexibility and oversight until completion of the Dock Area Masterplan.

Town Representation at the Ontario Land Tribunal ([CDS-25-161](#))



- Council approved retaining the Town's legal counsel and an external qualified land use planner to engage in mediation to reach a negotiated settlement with the appellant (applicant) respecting Minor Variance Applications A-14/25 and A-15/25 and Consent Application B-10/25 for 2052 York Road and present such settlement to the Ontario Land Tribunal.

Information Reports:

Council received several items for information, including:

- 2025 Q3 Operating and Capital Budget Variance Report ([C2-25-025](#))
- Playground Engagement Survey Results – Memorial and Simcoe Parks ([CAO-25-045](#))
- Summary of the City of Frankenmuth Visit ([CAO-25-046](#))
- Optimization of the Volunteer Model ([FES-25-016](#))
- Recreation Programming – Fall 2024 – Summer 2025 ([OPS-25-024](#))
- Summer Camp and Aquatics 2025 ([OPS-25-025](#))
- Municipal Heritage Committee October Motions ([CDS-25-165](#))

Motions:

Niagara Emergency Medical Services (EMS) - 10-year Master Plan – Presentation by Chief Karen Lutz-Graul – Moved by Councillor Niven

- Council approved a motion, at the October 21, 2025, Committee of the Whole – General Meeting, directing Staff to work with the Niagara Region to explore constructing an EMS facility on Town-owned lands beside the former Niagara District Secondary School, including site and building design, shared-use and sustainability opportunities, property use or acquisition terms, and enhancement of remaining Town lands, with a follow-up report to Council upon completion.

Transfer Stewart and Concession 6 Roads – Moved by Lord Mayor Zalepa

- Council approved a motion directing Staff to engage with the Region of Niagara and the City of Niagara Falls to request the transfer of authority for Stewart Road to the Town of Niagara-on-the-Lake and the transfer of authority for the Town-owned portion of Concession 6 Road (from York Road to the Niagara Falls boundary) to the Region of Niagara.

St. David's Hydroponics Cogen NOTL LTD Support – Moved by Deputy Lord Mayor Wiens

- Council approved support for the development, construction, and operation of the St. David's Hydroponics Cogen NOTL LTD Long-Term Capacity Services Project and directed Staff to prepare and finalize a letter of support and required



documentation for inclusion in the company's proposal submission to the Independent Electricity System Operator (IESO).

By-laws:

Council approved removing the Holding ("H") symbol from the site-specific RM1-109 zoning at 61 Melville Street, allowing development to proceed; rezoning 1634 Four Mile Creek Road to permit one single detached dwelling behind the existing commercial use, adding site-specific provisions and a Holding ("H") symbol pending archaeological clearance, and rezoning the westerly portion to Open Space to protect Four Mile Creek; a by-law authorizing an agreement with Schenk Properties Inc. to draw irrigation water from Bright's Drain under agreed terms, including a 50% capital buy-in and compliance with the Town's Consolidated Irrigation By-law; and By-law 2025-059, which establishes a new Building Permit By-law (replacing 4115-07) governing permits, inspections, fees, deposits, refunds, and enforcement.

Next Council Meeting:

The next Council meeting is scheduled for November 18, 2025, at 6:00 p.m. Community members are invited to attend in person at Town Hall, located at 1593 Four Mile Creek Road, Virgil, or tune in via the Town's livestream. Agendas and minutes are available on the Town's website at www.notl.com/council-government/meetings-agendas-minutes.

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

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