

Draft Zoning By-law Amendment

THE CORPORATION

OF THE

TOWN OF NIAGARA-ON-THE-LAKE

BY-LAW NO. XXXX-26

Block 18 @ 46 Paxton Lane

A BY-LAW TO AMEND BY-LAW NO. 4316-19, AS AMENDED, ENTITLED A BY-LAW TO REGULATE THE USE OF LANDS AND THE ERECTION, USE, BUIK, HEIGHT, LOCATION, AND SPACING OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF NIAGARA-ON-THE-LAKE.

WHEREAS the Town of Niagara-on-the-Lake Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended;

AND WHEREAS this by-law conforms to the Town of Niagara-on-the-Lake Official Plan.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE enacts as follows:

1. That Subsection 9.13 of the St. Davids Community Zoning District – Site Specific Exceptions –By-Law 4316-19, as amended, is hereby further amended by adding the following section:

9.13. Block 18 at 46 Paxton Lane – See Schedule ‘A’

In accordance with Section 9.13 – Site Specific Exceptions and the provisions of the “St. Davids Community Zoning District – Open Space (OS-14) Zone, the following special provisions shall also apply to those lands described as Block 18:

1. that the Open Space (OS-14) site specific zone be amended to include a Holding provision over the area of Block 18 as shown on Schedule A, attached hereto and forming part of this By-law.
 - a. The purpose of the Holding provision is to prevent any development from occurring on the area of Block 18, until such time as a development application for the lands has been approved and a clearance letter from the Ministry of Tourism, Culture and Gaming has been issued.
10. That Schedule ‘A’ (attached to and forming part of this By-Law) be included and form part of the Town of Niagara-on-the-Lake Zoning By-Law 4316-19 as “Figure 9.13. Block 18 at 46 Paxton Lane” after the Section 9.13.

11. That the effective date of this By-Law shall be the date of final passage thereof.

READ A FIRST, SECOND, AND THIRD TIME THIS XX DAY OF XXXXX, 2026.

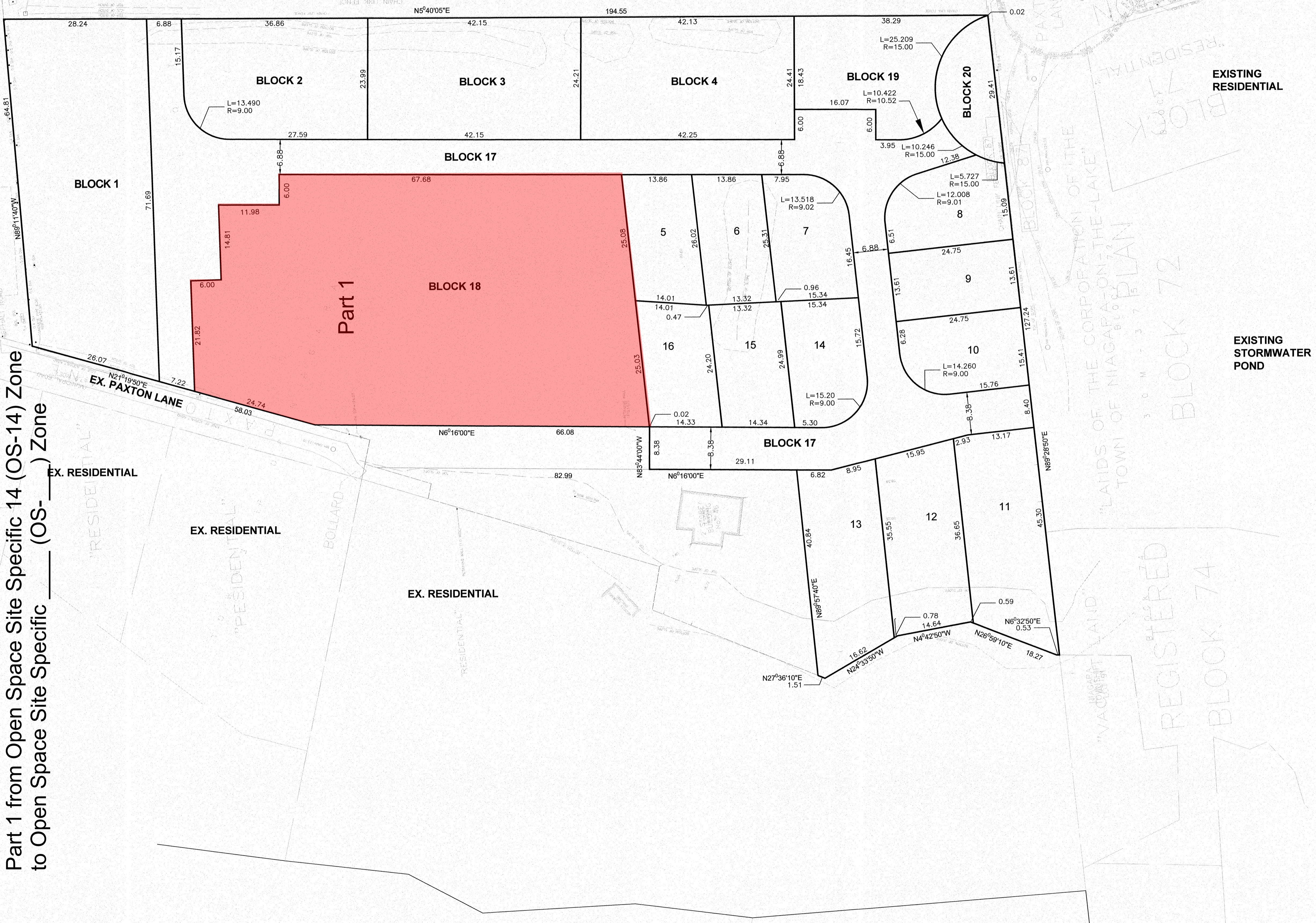
LORD MAYOR GARY ZALEPA

GRANT BIVOL, CLERK

DRAFT

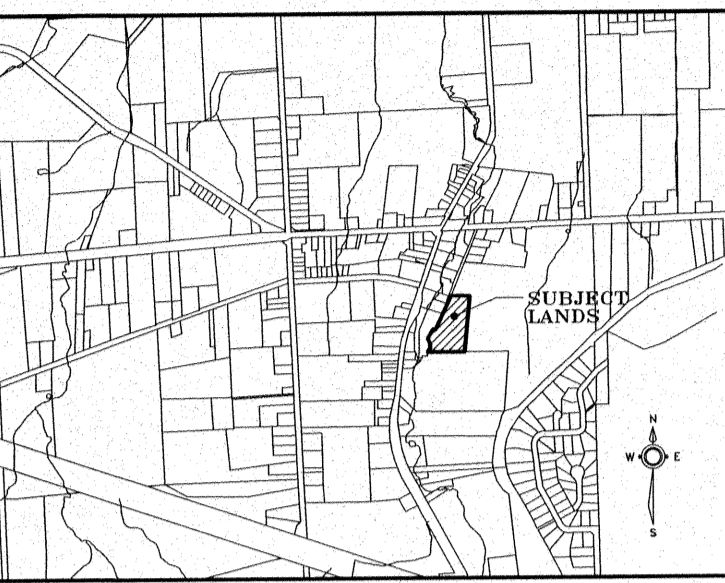
Schedule A to Zoning By-Law No. _____

Part 1 from Open Space Site Specific 14 (OS-14) Zone
to Open Space Site Specific _____ (OS-____) Zone



DRAFT PLAN OF SUBDIVISION The Settlement at St. David's (Extension)

PART OF LOT 90, TOWNSHIP OF NIAGARA,
TOWN OF NIAGARA ON THE LAKE,
REGIONAL MUNICIPALITY OF NIAGARA



- INFORMATION REQUIRED**
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED
- (a) - AS SHOWN
 - (b) - AS SHOWN
 - (c) - AS SHOWN
 - (d) - AS LISTED BELOW
 - (e) - AS SHOWN
 - (f) - AS SHOWN
 - (g) - AS SHOWN
 - (h) - MUNICIPAL WATER
 - (i) - SILTY CLAY TO CLAY
 - (j) - AS SHOWN
 - (k) - MUNICIPAL SANITARY AND STORM SEWERS
 - (l) - AS SHOWN

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED: *[Signature]*
DASHA PAGE, O.L.S., J. O'BARNEE LIMITED

DATE: Oct. 24, 2025

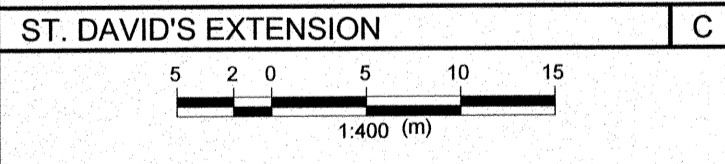
OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN PREPARED BY THE ODAN-DETECH GROUP INC. IN DRAFT FORM.

SIGNED: *[Signature]*
Jay Vanli

DATE: _____

LAND USE SCHEDULE

LOTS/BKLS	LAND USE	AREA(ha)	# OF UNITS
BLKS. 1-4	TOWNHOUSES - PHASE 1	0.470	17
LOTS 5-16	SINGLE DETACHED - PHASE 1	0.507	12
BLOCK 17	COMMON ELEMENT ROAD	0.290	
BLOCK 18	FUTURE RESIDENTIAL - PHASE 2	0.407	
BLOCK 19	FUTURE RESIDENTIAL - PHASE 2	0.062	
BLOCK 20	PAXTON LANE EXTENSION	0.027	
TOTAL		1.763	29



NO.	DATE	BY	DESCRIPTION
3	2025-10-21 A.M.		ISSUED DRAFT PLAN (REV 2)
2	2025-09-29 A.M.		ISSUED DRAFT PLAN (REV 1)
1	2025-08-12 A.M.		ISSUED DRAFT PLAN

APPROVALS

APPROVED: _____ DATE: _____

DESIGNED BY: _____ M.H.H. DATE: 2025-10-21
DRAWN BY: _____ A.M. FILE NUMBER: 10228
CHECKED BY: _____ D.C.S. SHEET NUMBER: 01