



## NEWS RELEASE

# November Council Update: Decisions and Updates

For Immediate Release

November 18, 2025

The Town of Niagara-on-the-Lake held its regularly scheduled Council meeting this evening, November 18, 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](http://www.notl.com/council-government/meetings-agendas-minutes).

### Closed Session:

Council entered a Closed meeting to consider matters that qualify under the *Municipal Act 2001*, Section 239(2)(e), litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, including communications necessary for that purpose, specifically regarding the Glendale Secondary Plan.

### Presentations:

The following presentation took place during the November 11, 2025, Council Workshop:

- **Danielle Lenarcic Biss, Associate, Thinc Design, and Mary Catherine Mehak, Principal, Kelly & Associates Inc.** - Parks and Recreation Masterplan
  - Council directed Staff to take the information presented and return to Council in Q1 2026 with a report that includes how the information incorporated with the Masterplan could be interpreted through the Strategic Plan and budgetary process.

The following presentations took place during the November 11, 2025, Committee of the Whole – General Meeting:

- **Canadian Armed Forces 2Lt Chenguang Liang** – National Veterans' Week Speaker Program 2025
- **Dan Pilon** – Niagara District Airport Master Plan



### **Delegations:**

The following delegations took place during the November 11, 2025, Committee of the Whole – General Meeting:

- **Cindy Grant, Senior Housing Advisory Group – Senior Housing**
- **Several delegates spoke to 178-188 Victoria Street, 79-83 Queen Street (Royal George Theatre) ([CDS-25-158](#))**

### **Lord Mayor's Report:**

In his [November 2025 report](#), Lord Mayor Gary Zalepa highlights a series of community-focused events and initiatives, beginning with an Emergency Services Open House that connected residents with first responders, followed by participation in the 2025 Poppy Campaign launch and several local fundraisers supporting veterans, women's abuse prevention, and heritage preservation. Throughout early November, he represented the Town at regional and cross-border meetings, cultural events, and remembrance ceremonies, including the Valour & Victory Indigenous Veterans commemoration and the community's annual Remembrance Day services.

The Lord Mayor also announced several upcoming community events, including the State of the Town, the Candlelight Stroll, the Tractor and Christmas parades, an Open Office session for residents on December 11, and a February fundraiser supporting youth employment at Fort George and Queenston Heights.

In closing, Lord Mayor Zalepa acknowledged and thanked Director McCauley, whose last day with the municipality is November 26, 2025.

### **Decision Highlights:**

#### **228 Queen Street - Zoning By-law Amendment Application – ZBA-18-2025 ([CDS-25-146](#))**

- Council approved removing the Holding (H) symbol from the site-specific zoning for 228 Queen Street after confirming the required land merger, allowing the zoning to take effect and permitting the proposed 81-room hotel development to proceed to the Site Plan Approval stage.

#### **Northwest Side of King Street, South of Cottage Street Zoning By-law Amendment Application – ZBA-22-2025 ([CDS-25-166](#))**

- Council approved removing the Holding (H) symbol from the site-specific zoning on the vacant lands between 727 and 733 King Street after confirming that the required stormwater management plans were satisfactorily addressed, allowing



the proposed 3-storey, 17-unit apartment development to proceed to Site Plan Approval.

**Opulence Phase 1 Subdivision Agreement (File 26T-18-24-04) ([CDS-25-168](#))**

- Council approved the Subdivision Agreement for Opulence Phase 1, allowing seven single-detached lots north of Hickory Avenue to proceed to final approval and registration after all draft plan conditions were satisfied and authorizing the Lord Mayor and Clerk to execute the agreement.

**178-188 Victoria Street, 79-83 Queen Street (Royal George Theatre) ([CDS-25-158](#))**

- Council defeated their referral motion approved during the Committee of the Whole General meeting and amended Staff's original recommendation to direct Staff to update the applicable Zoning By-law to reflect the changes proposed for accessible parking onsite and any subsequent implications to zoning provisions and return with the OPA and revised by-law to the next possible Council meeting. Further direction was given to accept cash in lieu for the one parking space deficiency at the 2025 rate, to work with Shaw to prepare an operating agreement pertaining to public washrooms, and to resolve any remaining outstanding matters, including landscaping, as outlined in the [letter dated November 16, 2025, submitted by the Shaw Festival](#).

**Municipal Facilities Space Optimization ([FES-25-018](#))**

- Council approved Report FES-25-018, which outlines the Town's growing staffing and space challenges and supports developing future recommendations to optimize municipal facilities.

**Private Tree By-law ([FES-25-021](#))**

- Council defeated a revised Private Tree By-law.

**2026 Corporate Insurance Renewal ([CS-25-027](#))**

- Council approved entering a 12-month, \$869,946 agreement with Marsh Canada Ltd. for the Town's 2026 municipal insurance renewal, including a 2-year long-term agreement option to secure more favourable liability rates.

**2026 Council and Committee of the Whole Schedule ([CS-25-028](#))**

- Council approved the 2026 Council and Committee of the Whole meeting schedule and directed Staff to explore options for committee and board composition and scheduling for the 2026–2030 term.

**Urban Speed Limit Policy ([OPS-25-022](#))**



- Council approved establishing a default 40 km/h speed limit on all urban local roads, permanently setting Chautauqua at 30 km/h, and implementing required signage and by-law updates to support safer streets under the Vision Zero program.

#### **All-Way Stop Control, Line 3 Road at Concession 1 Road Intersection ([OPS-25-031](#))**

- Council approved installing an all-way stop at Line 3 Road and Concession 1 Road, adopting the required by-law amendments and directing Staff to add signage and pavement markings to improve safety.

#### **1829 Concession 4 Road Zoning By-law Amendment ZBA-16-2024 – Addendum Recommendation Report ([CDS-25-185](#))**

- Council received and adopted the revised Zoning By-law Amendment for 1829 Concession 4 Road.

#### **Stone Eagle Winery Corporation Application for Manufacturer’s Limited Liquor Sales Licence – Sale by the Glass ([CAO-25-050](#))**

- Council approved the request from Stone Eagle Winery Corporation to endorse its application to obtain a “Manufacturer’s Limited Liquor Sales Licence – Sale by the Glass” to sell and serve its products to patrons for consumption at its manufacturing site.

#### **Information Reports:**

Council received items for information, including:

- Queen Street Secondary Plan Information ([CDS-25-174](#))
- Animal Care and Control Services Contract ([FES-25-020](#))
- Summary of Recent Provincial Legislation Affecting Planning Matters ([CDS-25-180](#))
- Free Parking in the Heritage District During the Month of December 2025 – Requested by Niagara-on-the-Lake Chamber of Commerce
- A Message from Lord Mayor Zalepa - Support for Canada's Efforts to Secure Mr. Jimmy Lai's Release

#### **Motions:**

**Library Board Vacancy – Moved by Councillor Vizzari**



- Council approved appointing Council Mavridis to fill the current vacancy on the Niagara-on-the-Lake Public Library Board for the remainder of the term.

### **Next Council Meeting:**

The next Council meeting is scheduled for December 9, 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](http://www.notl.com/council-government/meetings-agendas-minutes).

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