



NEWS RELEASE

December Council Update: Decisions and Updates

For Immediate Release

December 9, 2025

The Town of Niagara-on-the-Lake held its regularly scheduled Council meeting this evening, December 9, 2025, covering presentations, 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.

Presentations:

The following presentation took place during the December 2, 2025, Committee of the Whole – Planning and General Meeting:

- **Niagara Peninsula Conservation Authority (NPCA)** - Amendments to the Conservation Authorities Act

The following presentation took place during the December 9, 2025, Council Workshop:

- **NPG Planning Solutions** – Findings on Community Engagement – Former Hospital Site (176 Wellington Street)

The following presentation took place during the December 9, 2025, Council Meeting:

- **Tourism Niagara-on-the-Lake** – Tourism NOTL Year-End Update

Delegations:

The following topics were delegated on during the December 2, Committee of the Whole – Planning and General Meeting:

- Heritage Trail Future Costs ([OPS-25-029](#))
- 1839 Four Mile Creek Road Official Plan Amendment (OPA-03-2025) & Zoning By-law Amendment (ZBA-03-2025) ([CDS-25-156](#))

The following topic was delegated on during the December 9, Council Meeting:



- Cash-in-Lieu of Parking Request 245 King Street (Irish Harp) ([CDS-25-187](#))

Lord Mayor's Report:

Lord Mayor Zalepa shared several highlights from his [report](#), including that he represented the Town at several key community events, including delivering an update at the Chamber of Commerce State of the Town event and attending the launch of the 2026 Coldest Night of the Year campaign. Lord Mayor Zalepa also led the countdown at the Town Tree Lighting event in Virgil and delivered greetings at the Candlelight Stroll. Lord Mayor Zalepa also advised of some upcoming events and announcements, including his Open Office and the Tractor Parade, both on December 11, the Christmas Parade on December 13, a February 7 fundraiser with Friends of Fort George and Parks Canada, and the Coldest Night of the Year walks across the region on February 28.

Decision Highlights:

Heritage Trail – Future Costs ([OPS-25-029](#))

- Council approved receiving the estimated construction costs for the Heritage Trail, authorizing in-kind staffing costs for Phases 3 and 4, and permitting that work to proceed once sufficient fundraising is secured for each section of trail.

1839 Four Mile Creek Road Official Plan Amendment (OPA-03-2025) & Zoning By-law Amendment (ZBA-03-2025) ([CDS-25-156](#))

- Council approved an Official Plan Amendment and Zoning By-law Amendment for 1839 Four Mile Creek Road to redesignate and rezone the lands to a site-specific medium-density residential use, permitting a three-storey, 29-unit apartment building with associated site-specific standards.

Additional Residential Units (ARUs) Housekeeping Amendments, Zoning By-law Amendment ZBA-16-2025 & Official Plan Amendment OPA-08-2025 ([CDS-25-157](#))

- Council approved housekeeping amendments to the Official Plan and Zoning By-laws to update and implement Additional Residential Unit (ARU) policies Town-wide, ensuring alignment with provincial legislation and enabling ARUs in both urban and rural residential areas subject to updated standards.

Vintages at Four Mile Creek Subdivision - File No. 26T-18-16-05 - Municipal



Assumption of Services ([CDS-25-184](#))

- Council approved the Assumption By-law for the Vintages at Four Mile Creek Subdivision, formally assuming the primary, secondary, and tertiary municipal services within Plan 30M-447.

Proposed 2026 Cash-in-Lieu of Parking Indexing ([CS-25-030](#))

- Council approved the 2026 Cash-in-Lieu of Parking indexing, setting the new rate at \$75,716 per stall, a 4.2% increase effective January 1, 2026.

Proposed 2026 Development Charges Indexing ([CS-25-029](#))

- Council approved the 2026 Development Charges indexing, applying a 4.2% increase effective January 1, 2026.

Dandor Winery Application for Manufacturer's Limited Liquor Sales Licence – Sale by the Glass ([CAO-25-047](#))

- Council approved endorsing Dandor Winery's application for a Manufacturer's Limited Liquor Sales Licence – Sale by the Glass, allowing the winery to sell and serve its products on-site.

Master Business Licensing Program ([FES-25-019](#))

- Council deferred this report.

Cash-in-Lieu of Parking Request - 245 King Street (Irish Harp) ([CDS-25-187](#))

- Council referred the request of cash-in-lieu of parking for the removal of six on-site parking spaces at 245 King Street.

Province of Ontario Blue Box Transition ([CS-25-033](#))

- Council approved receiving the Province of Ontario Blue Box Transition report and entering a one-year contract to provide twice-weekly curbside cardboard collection for 67 Downtown Designated Business Area properties. The incremental cost will be funded from the Municipal Accommodation Tax reserve as a temporary solution until December 31, 2026. Staff were directed to explore long-term options for all affected properties and report back in Q1 2026.



Information Reports:

Council received items for information, including:

- 224-226 Regent Street and 42 Market Street ([CDS-25-173](#))
- 308 Four Mile Creek Road ([CDS-25-172](#))
- 46 Paxton Lane ([CDS-25-176](#))
- 2026 Budget and User Fees ([CS-25-032](#))
 - Niagara-on-the-Lake Town Council confirmed the adoption of the 2026 Budget, its first adopted budget under Ontario's new Strong Mayor Budget Framework. Learn more by reading the [Town's news release](#).
- Summary of Direction on Patios ([CDS-25-189](#))

Motions:

2052 York Road (Reconsideration) – Moved by Councillor Niven

- Council approved instructing the Town's legal counsel to reach a settlement with the appellant (applicant), accepting the recommendations contained within the Staff Report ([CDS-25-161](#)) 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.

Next Council Meeting:

The next Council meeting is scheduled for January 27, 2026, 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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