

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

**BY-LAW NO. ####-25**

Official Plan Amendment No. XX

Firstly: Part of Township Lot 112 & Part of Road Allowance Between Township Lots 111 & 112 (Geographic Township of Niagara) in the Town of Niagara-on-the-Lake, known municipally as 1544 & 1546 Four Mile Creek Road.

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 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 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 day of XX, 2025.

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LORD MAYOR GARY ZALEPA

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TOWN CLERK GRANT BIVOL

**Amendment No. XX to the Official Plan  
for the Town of Niagara-on-the-Lake**

**PART A – THE PREAMBLE**

Part A does not constitute part of this amendment. Part A describes the purpose and basis for this amendment.

**PART B – THE AMENDMENT**

Part B constitutes Amendment No. **XX** to the Official Plan for the Town of Niagara-on-the-Lake.

**PART C – ADDITIONAL INFORMATION**

Part C does not constitute part of this amendment but outlines additional information available upon request.

DRAFT

## **PART A - THE PREAMBLE**

The preamble does not constitute part of this amendment.

### **PURPOSE**

The purpose of this amendment is to amend the “Service Commercial” designation with a site specific policy to permit a density of 41 units per hectare and to allow for parking located in a portion of the front of the residential building. The proposed mixed use redevelopment is located in an area identified for infill development on the lands located at 1544 & 1546 Four Mile Creek Road in the Town of Niagara on the Lake (hereinafter referred to as the “Subject Lands”).

### **BASIS**

The basis of the amendment is as follows:

1. The subject lands are located in the Urban Area of Virgil, Niagara-on-the-Lake, on the west side of Four Mile Creek Road, north of Line 2 Road, and south of Niagara Stone Road;
2. The proposal will permit 31 residential units with a density of 41 units per hectare in an apartment building which is secondary to a commercial building with proposed retail and office uses on the Subject Lands;
3. The proposal provides for surface parking located in a portion of the rear of the commercial building which is in front of the residential building.
4. The proposal will maintain the lands designated conservation on the Subject Lands;
5. The proposal will not have any adverse impact on the surrounding area; and
6. The amendment is consistent with the Provincial Planning Statement (2024), conforms to the Niagara Official Plan (2022) and the Town’s Official Plan (2017 Consolidation, as amended).

## PART B - THE AMENDMENT

Part B – The Amendment, consisting of the following text and Schedule, constitutes Amendment No. XX to the Official Plan for the Town of Niagara-on-the-Lake.

### DETAILS OF THE AMENDMENT

1. Schedule C to the Official Plan is amended by amending the “Service Commercial” designation to “Service Commercial (EX-COM-XX)” with a site-specific exception to permit a density of 41 units per hectare and to permit parking located in front of the residential building, as shown on ‘Schedule 1’ attached hereto.
2. That the following is added to Part 3 – Land Use Policies, Section 10-Commercial under Section “10.5 EXCEPTIONS”:  
  
“EX-COM-XX The lands identified as Service Commercial (EX-COM-XX) on Schedule C, municipally addressed as 1544 & 1546 Four Mile Creek Road, shall permit a density of 41 units per hectare; and allow for parking located in front of the residential building.”

## **PART C – ADDITIONAL INFORMATION**

The following additional information is available upon request:

1. Community and Development Services Report **XXXX**
2. Council Meeting Minutes dated **XXXX**

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**SCHEDULE '1' ATTACHED TO OFFICIAL PLAN AMENDMENT XX BEING AN AMENDMENT TO SCHEDULE "C" OF THE OFFICIAL PLAN OF THE TOWN OF NIAGARA-ON-THE-LAKE.**



**LEGEND**

-  FROM SERVICE COMMERCIAL DESIGNATION TO SERVICE COMMERCIAL (SITE SPECIFIC) DESIGNATION
-  CONSERVATION



**ON THE LAKE DEVELOPMENTS  
SCHEDULE 'C' TO DRAFT OFFICIAL PLAN AMENDMENT No. \_\_\_\_\_**

MAYOR: \_\_\_\_\_

CLERK: \_\_\_\_\_

