



Direction Number: 2026-10

Mayoral Direction to Town Staff

Under Bill 3, the Strong Mayors, Building Homes Act, 2022, which amended the Municipal Act, 2001, and under the authority granted under Part VI.1 (Special Powers and Duties of Head of Council) of the Municipal Act, 2001, Sections 284.3 & 284.4 (Direction to Employees), the Mayor may give direction to Staff in writing.

I, Gary Zalepa, Lord Mayor of the Town of Niagara-on-the-Lake, have provided the following direction to Staff:

That draft Zoning By-law ZBA-19-2025 for lands located on the south side of Warner Road and west of Tanbark Road, being Block 27 of Tawny Ridge Phase 2 in St. Davids be brought forward for approval to the June 23, 2026, Council Meeting. This By-law is supported by Staff, as detailed in Report PBDS-26-033, and is consistent with the Planning Act and Provincial Planning Statement and conforms with Provincial and local planning policies. The proposal also contributes to the construction of new residential units, in alignment with Ontario Regulation 580/22. Ontario Regulation 580/22 provides that the following are provincial priorities prescribed for the purposes of sections 284.10, 284.11 and 284.11.1 of the Act:

1. Building 1.5 million new residential units by December 31, 2031.
2. Constructing and maintaining infrastructure to support housing, including,
 - i. transit,
 - ii. roads,
 - iii. utilities, and
 - iv. servicing.

Dated at the Town of Niagara-on-the-Lake, this 18th day of June, 2026.

Gary Zalepa
Lord Mayor