

THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. _____-21

(Official Plan Amendment No. __)

A BY-LAW PURSUANT TO SECTION 17 OF THE ONTARIO PLANNING
ACT TO AMEND THE TOWN OF NIAGARA-ON-THE-LAKE OFFICIAL
PLAN

The Council of The Corporation of the Town of Niagara-on-the-Lake, in accordance with the
provisions of Section 17 of the Ontario Planning Act hereby enacts as follows:

- 1. Amendment No. __ to the Official Plan for the Town of Niagara-on-the-Lake consisting of
the attached explanatory text is hereby adopted.

- 2. Amendment No. __ 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 _____ 2023

LORD MAYOR

TOWN CLERK

PART A - THE PREAMBLE

This part does not constitute part of this amendment.

PART B - THE AMENDMENT

This part consists of the following text which constitutes Official Plan Amendment No. __ to the Official Plan for the Town of Niagara-on-the-Lake.

PART A - THE PREAMBLE

The preamble does not constitute part of this amendment.

PURPOSE

The purpose of this Official Plan Amendment (OPA) is facilitate the development of the subject lands as a Plan of Subdivision inclusive of 74 residential units. The Plan of Subdivision contemplates the development of twelve (12) lots for single detached dwellings, six (6) blocks for twenty four (24) Street Townhouse Dwellings and one (1) block for multiple residential development in the form of block townhomes, stacked townhomes or an apartment building.

BASIS

The basis of the amendment is as follows:

1. Upper Canada Consultants has submitted applications for Draft Plan of Subdivision and to amend the Town of Niagara-on-the-Lake Official Plan and Zoning By-law 4316-09 to facilitate the creation of a 74-unit residential Subdivision
2. The related Zoning By-law Amendment proposes to rezone the lands from R1 and RD to site specific R2 and RM1 Zones to facilitate a more dense, and mixed residential development that permitted under current provisions.
3. The submitted applications are consistent with the 2020 Provincial Policy Statement and conform with the 2020 Growth Plan for the Greater Golden Horseshoe and Niagara Region Official Plan.
4. Notwithstanding the minor density exceedance and requested inclusion of apartment dwellings as a permitted use on the subject lands, the applications otherwise conform with the Town of Niagara-on-the-Lake Official Plan.
5. The dimensions of the proposed lots and resultant development density is compatible with adjacent properties within the immediately surrounding area.

PART B - THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text and Schedule constitutes Amendment No. X to the Official Plan of the Town of Niagara-on-the-Lake.

DETAILS OF THE AMENDMENT

1. Schedule 'A' attached hereto is to form Official Plan Amendment No.____ for the lands known municipally as Parts of 170, 178, 184 and 192 Tanbark Road and an unaddressed parcel of land on Warner Road (Roll # 262702002520600) in the Town of Niagara-on-the-Lake.
2. Schedule 'A' attached hereto and forming part of Official Plan Amendment No.____ defines the boundaries of the site specific amendment to the subject lands only.
3. Notwithstanding Policy Section 6.32.3 – Residential Land Uses of the St. Davids Special Policy Area A-3 policy subset, the lands designated as Low Density Residential and shown on Schedule 'A' to this Amendment shall be permitted to have a maximum unit per hectare development density of “nine point six” (9.6) units per acre.
4. Notwithstanding Policy Section 6.32.3 – Residential Land Use of the St. Davids Special Policy Area A-3 policy subset, the proposed parcel of land delineated as Block 27 on the Draft Plan of Subdivision shown on Schedule 'A' to this Amendment shall be permitted to be developed with 30 dwelling units.
5. Notwithstanding Policy Section 6.32.3 – Residential Land Use of the St. Davids Special Policy Area A-3 policy subset, the proposed parcel of land delineated as Block 27 on the Plan of Subdivision shown on Schedule 'A' to this Amendment shall be permitted to be developed with an Apartment Dwellings (i.e. apartment building).