



Office of the Lord Mayor
Town of Niagara-on-the-Lake
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MAYORAL DECISION

Decision Number: 2025-07

Date: November 11, 2025

Subject: Veto / Approval of By-Laws passed at meeting of October 28, 2025

I, Gary Zalepa, Lord Mayor of the Town of Niagara-on-the-Lake, am exercising my authority under Ontario Regulation 580/22: Provincial Priorities, enacted under the Municipal Act, 2001, to veto the portion of Proceedings By-Law 2025-060 By-law that seeks to ratify Motion 1.2 within Report CDS-25-161, titled "Town Representation at the Ontario Land Tribunal - Minor Variance Applications A-14/25 & A-15/25 and Consent Application B-10-25 – 2052 York Road."

In my opinion, the motion interferes with the prescribed provincial priorities set out in O. Reg. 580/22, which require municipalities to:

1. Facilitate the construction of 1.5 million new homes by December 31, 2031.

Potential Interference with Provincial Priorities:

- Housing Supply Acceleration

In my view, the motion does not demonstrate how it will directly support or enable new residential development. By allocating significant resources without clear link to housing outcomes, the motion may divert attention from initiatives that directly support the provincial housing mandate.

- Resource Allocation and Strategic Focus

The motion directs staff to pursue retaining the Town's legal counsel and an external qualified land use planner to engage in mediation to reach a negotiated settlement with the appellant (applicant) 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. In my opinion, this represents an inefficient use of municipal resources. It risks additional costs and staff effort which may interfere with the Town's ability to focus on initiatives that directly support housing and servicing needs.

Conclusion:

In my opinion, Motion 1.2 within Report CDS-25-161 interferes with the prescribed provincial priorities under Ontario Regulation 580/22, and therefore I am vetoing the Proceedings By-law but only as it pertains to this motion. I urge Council to revisit this matter with a renewed focus on strategic resource allocation, and alignment with Ontario's growth and development objectives.

I, will not exercise the power to veto the remainder of Proceedings By-law 2025-060 and hereby provide approval of By-laws 4316EX(1)-25, 4316FW-25, 2025-058, 2025-059 passed at the Town Council meeting of October 29, 2025 in accordance with Section 284.11(4)(a)(i) of the Municipal Act, 2001.



Gary Zalepa
Lord Mayor