



Direction Number: 2026-07

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-18-2024 for lands known municipally as 263 Concession 6 Road, be brought forward for approval to the May 26, 2026, Council Meeting. This By-law is supported by Staff, as detailed in Report PBDS-26-003 and Report CDS-26-005, and is consistent with the Provincial Planning Statement and conforms with Provincial, Regional, and Town planning policies respecting agricultural-related uses. As discussed in Report PBDS-26-003, additional information was received from the applicant, including revised site-specific zoning provisions intended to ensure that the proposed agricultural-related uses remain directly supportive of local farm operations and do not expand to serve a broader non-agricultural customer base; further input was received from the Ministry of Agriculture, Food and Agribusiness (OMAFRA) respecting the applicable Provincial policy framework and agricultural-related use criteria. On April 27, 2026, legal counsel representing the applicant advised Town Council that, should Town Council deny the application, they will appeal the refusal to the Ontario Land Tribunal (OLT). The estimated cost for a one- to two-day OLT hearing of this nature is approximately \$50,000 (including retaining legal counsel and an external planning consultant, preparation, submissions, and the hearing). On May 13, 2026, Town Staff received an appeal to the OLT on this application.

Dated at the Town of Niagara-on-the-Lake, this 15th day of May, 2026.

Gary Zalepa
Lord Mayor