



Office of the Lord Mayor
Town of Niagara-on-the-Lake
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Direction Number: 2026-13

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 the by-laws for Official Plan Amendment OPA-07-2025 and Zoning By-law Amendment ZBA-15-2025 for lands municipally known as 1317 York Road be brought forward for approval to the July 21, 2026, Council Meeting. These by-laws are supported by Staff, as detailed in Report PBDS-26-024, and are consistent with the Planning Act and Provincial Planning Statement and conform 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 10th day of July, 2026.



Gary Zalepa
Lord Mayor