

Explanation of the Purpose and Effect of
By-law 500YE-23

The subject lands are a parcel of land described as 882 Line 1 Road, Niagara-on-the-Lake, more particularly described as Part of Township Lot 71 Niagara, Niagara-on-the-Lake.

Purpose

The purpose of this By-law is to rezone the residential portion of the lands to recognize a reduced lot frontage and reduced front yard setback for the existing single-detached dwelling. Further, the agricultural portion of the lands are to be rezoned to prohibit the construction of a new residential dwelling in perpetuity.

Effect

The effect of this By-law is to rezone, in part, the property to “Rural (A) Zone – Site Specific” with provisions pertaining to lot frontage and front yard setback of the existing dwelling, and also to rezone, in part, the property to “Agricultural Purposes Only (APO) Zone.”

<i>Applicant:</i>	George Lepp
<i>File Number:</i>	ZBA-02-2023
<i>Report Number:</i>	CDS-23-109
<i>Assessment Roll Numbers:</i>	262702001204910, 262702001204710, 262702001204700, 262702001204600, and 262702001204300

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 500YE - 23**

882 Line 1 Road
Roll Nos. 262702001204910, 262702001204710, 262702001204700,
262702001204600, and 262702001204300

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO PLANNING ACT TO AMEND BY-LAW 500A-74, AS AMENDED, ENTITLED A BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES THEREON.

WHEREAS the Town of Niagara-on-the-Lake Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

AND WHEREAS this By-law conforms to the Town of Niagara-on-the-Lake Official Plan.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE enacts as follows:

1. Schedule "A" of By-law 500A-74, as amended, is further amended by changing the zoning of the subject lands identified on Map 'A' (attached to and forming part of this By-law) from "Rural (A) Zone" and "Agricultural Purposes Only (APO) Zone" to "Rural (A) Zone - Site Specific" and "Agricultural Purposes Only (APO) Zone."
2. That Subsection 21.A, Special Exceptions of By-law 500A-74, as amended, is hereby further amended by adding the following:

882 Line 1 Road

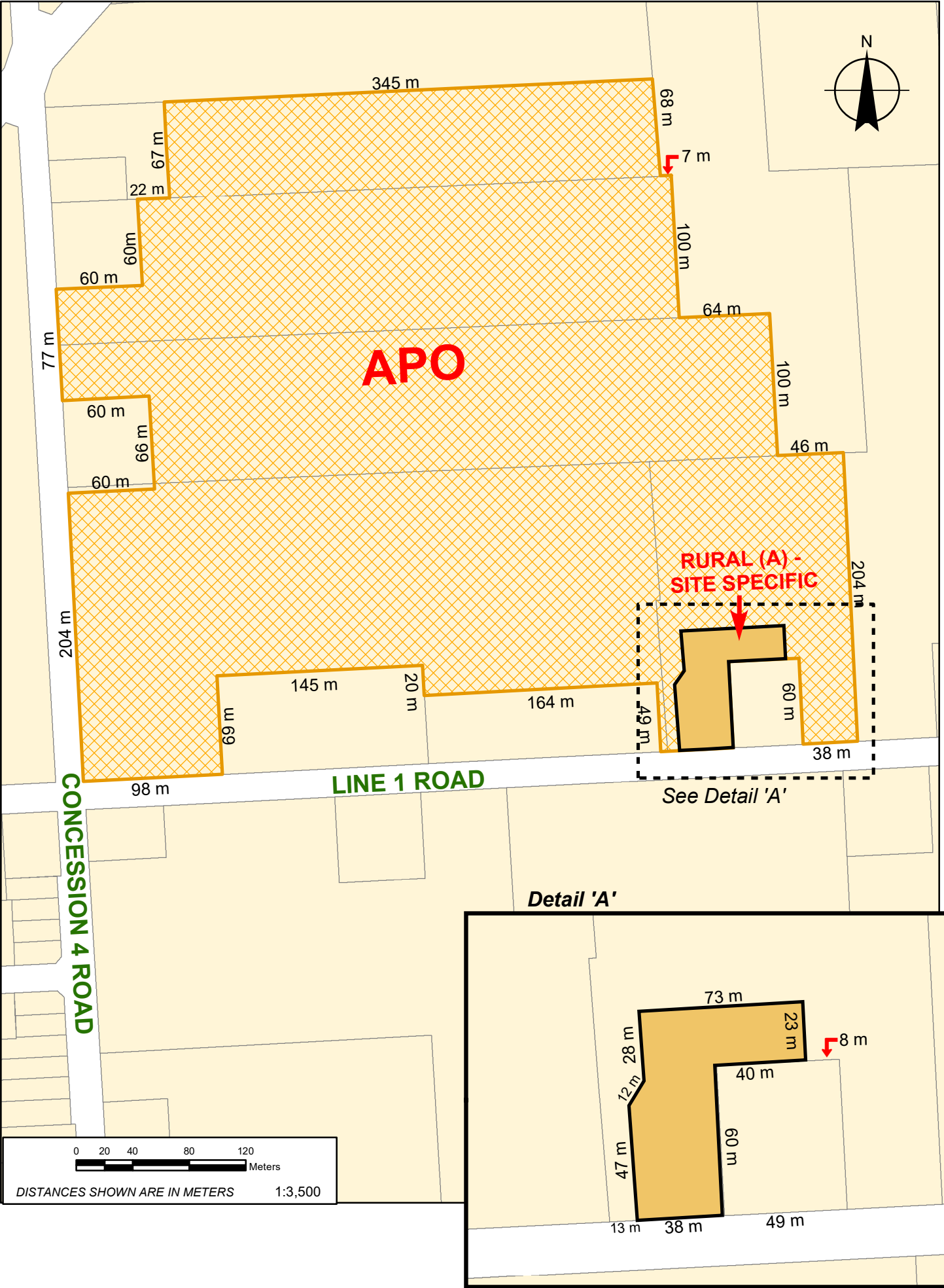
In lieu of the corresponding provisions of Schedule F, the following provisions shall apply to the lands zoned "Rural (A) Zone – Site Specific" shown on Map 'A' attached hereto:

- Minimum lot frontage: 38.0 metres
 - Minimum front yard setback for the existing dwelling: 7.5 metres
3. That provision 2 in Section 21.A.154 of Zoning By-law 500A-74, as amended, be deleted.
 4. That the effective date of this By-law shall be the date of final passage thereof.

READ A FIRST, SECOND AND THIRD TIME THIS 27TH DAY OF JUNE, 2023.

LORD MAYOR GARY ZALEPA

ACTING TOWN CLERK
SHAUNNA ARENBURG



MAP 'A' ATTACHED TO BY-LAW 500YE-23 BEING AN AMENDMENT TO SCHEDULE "A" OF ZONING BY-LAW 500A-74, AS AMENDED, OF THE TOWN OF NIAGARA-ON-THE-LAKE AS PASSED ON THIS 27TH DAY OF JUNE 2023.

LORD MAYOR
GARY ZALEPA

ACTING TOWN CLERK
SHAUNNA ARENBURG