# Explanation of the Purpose and Effect of By-law X

The subject lands are a parcel of land known municipally as 61 Melville Street in Niagara-on-the-Lake.

### <u>Purpose</u>

The purpose of this By-law is to re-zone the Subject lands to permit development of the property with a 12-unit apartment building.

### **Effect**

The effect of this By-law is re-zone the subject lands from "Marine Commercial" to Residential Multiple 1 with site-specific provisions.

Applicant: name
File Number: X
Report Number: x
Assessment Roll Number: x

## THE CORPORATION

#### OF THE

## TOWN OF NIAGARA-ON-THE-LAKE BY-LAW NO. 4316-09

61 Melville Street, Niagara-on-the-Lake Roll XXXXX

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO PLANNING ACT TO AMEND BY-LAW 4316-09, 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:

- Schedule "A-1" of By-law 4316-09, 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 "Marine Commercial (MC)" to "Residential Multiple 1 – Site Specific Zone (RM1-X)",
- 2. That Map A (attached to and forming part of this By-Law) be included and form part of the Town of Niagara-on-the-Lake Zoning By-law X as "Figure X: 61 Melville Street";
- 3. That Subsection XX.X.XX, Site Specific provisions is hereby further amended by adding the following:

In addition to the permitted uses of the "Residential Multiple 1 (RM1) Zone" the following provisions shall be applicable on those lands shown on Part 1 of Map A attached hereto:

Melville Street shall be deemed to be the Front Lot Line

Maximum Lot Coverage 67%

Minimum Landscaped Open Space 20%

Minimum Front Yard Setback

2.0 meters to the main building face
0.6 meters to the covered porch

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Minimum Interior Side Yard Setback 1.5 meters

Minimum Exterior Side Yard Setback 1.0 meters

A minimum Amenity Area of 50 square meters per dwelling unit shall be required, and shall not be required to be equipped as a children's play area.

An outdoor parking area may be located a minimum of 0.3 meters from an exterior side lot line

Covered porches shall be subject to the "Permitted Yard Projections and Encroachments" in Table 6-10

Entrance steps and uncovered porches may be located a minimum of 0.0 meters from the front lot line

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 X DAY OF X, 2023.

LORD MAYOR GARY ZALEPA

TOWN CLERK PETER TODD

Applicant: name
File Number: x
Report Number: x
Assessment Roll Number: x

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