

Explanation of the Purpose and Effect of  
By-law 500JO(1)-23

The subject lands are a parcel of land addressed as 434 Hunter Road, Niagara-on-the-Lake, more particularly legally described as Part of Lot 47 Plan M11 as confirmed by Plan 30BA179, Part 3 30R15697; Plan M11 is not a Plan of Subdivision within the meaning of the Planning Act; Town of Niagara-on-the-Lake; Niagara-on-the-Lake.

Purpose

The purpose of this By-law is to amend the existing site-specific zoning by-law to facilitate a 1,640 square metre addition to the existing church building for a gymnasium, classrooms and other uses accessory to a church.

Effect

The effect of this By-law is to amend the existing “Rural (A) Site-Specific Zone” to facilitate an addition to the existing church building, which results in an increase of maximum gross floor area.

<i>Applicant:</i>	Cornerstone Community Church
<i>File Number:</i>	ZBA-06-2023
<i>Report Number:</i>	CDS-23-188
<i>Assessment Roll Number:</i>	262702000904101

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 500JO(1)-23**

434 Hunter Road (Cornerstone Community Church)  
Roll 262702000904101

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO PLANNING ACT TO AMEND BY-LAW NO. 500JO-95, BEING A BY-LAW 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** the Council for the Town of Niagara-on-the-Lake did approve By-law 500JO-95 on June 12, 1995 to rezone the subject lands to "Rural (A) Site-Specific Zone" to permit a church and its accessory uses;

**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. That the text of Section 2, Subsection (a) of By-law 500JO-95 is removed in its entirety and replaced with the following:
  - a) The maximum gross floor area of all buildings shall not exceed 3,546 square metres
2. That the effective date of this By-law shall be the date of final passage thereof.

READ A FIRST, SECOND AND THIRD TIME THIS 12TH DAY OF DECEMBER, 2023.

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LORD MAYOR GARY ZALEPA

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TOWN CLERK GRANT BIVOL