

Explanation of the Purpose and Effect of  
By-law 500YH-24

The subject lands are a parcel of land described as Concession 7 Road WS located on the lands between Queenston Road and York, Niagara-on-the-Lake, legally described as PT LOTS 179 TO 181 PT RD ALLOW RP 30R-3553 PT PART 1 AND RP 30R-13678 PART 1, Niagara-on-the-Lake.

Purpose

The purpose of this By-law is to rezone the Rural (A) lands to Open Space to protect the existing conservation features and to prohibit any type of development on the lands.

Effect

The effect of this By-law is to rezone the property from “Rural (A) Zone” to “Open Space – Site Specific” with a provision that would permit only a conservation area including flood control and other hazard area uses.

<i>Applicant:</i>	2645162 Ontario Inc. & Hummel Properties Inc.
<i>File Number:</i>	ZBA-07-2024
<i>Report Number:</i>	CDS-24-036
<i>Assessment Roll Number:</i>	2627 020 019 16000 0000

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 500YH - 24**

Concession 7 Road  
Roll 2627 020 019 1600 0000

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" to "Open Space Zone – Site Specific".
2. That Subsection 21.A, Special Exceptions of By-law 500A-74, as amended, is hereby further amended by adding the following:

Concession 7 Road (Modero Estates)

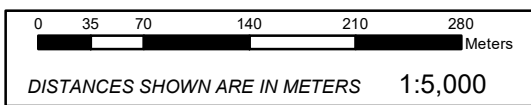
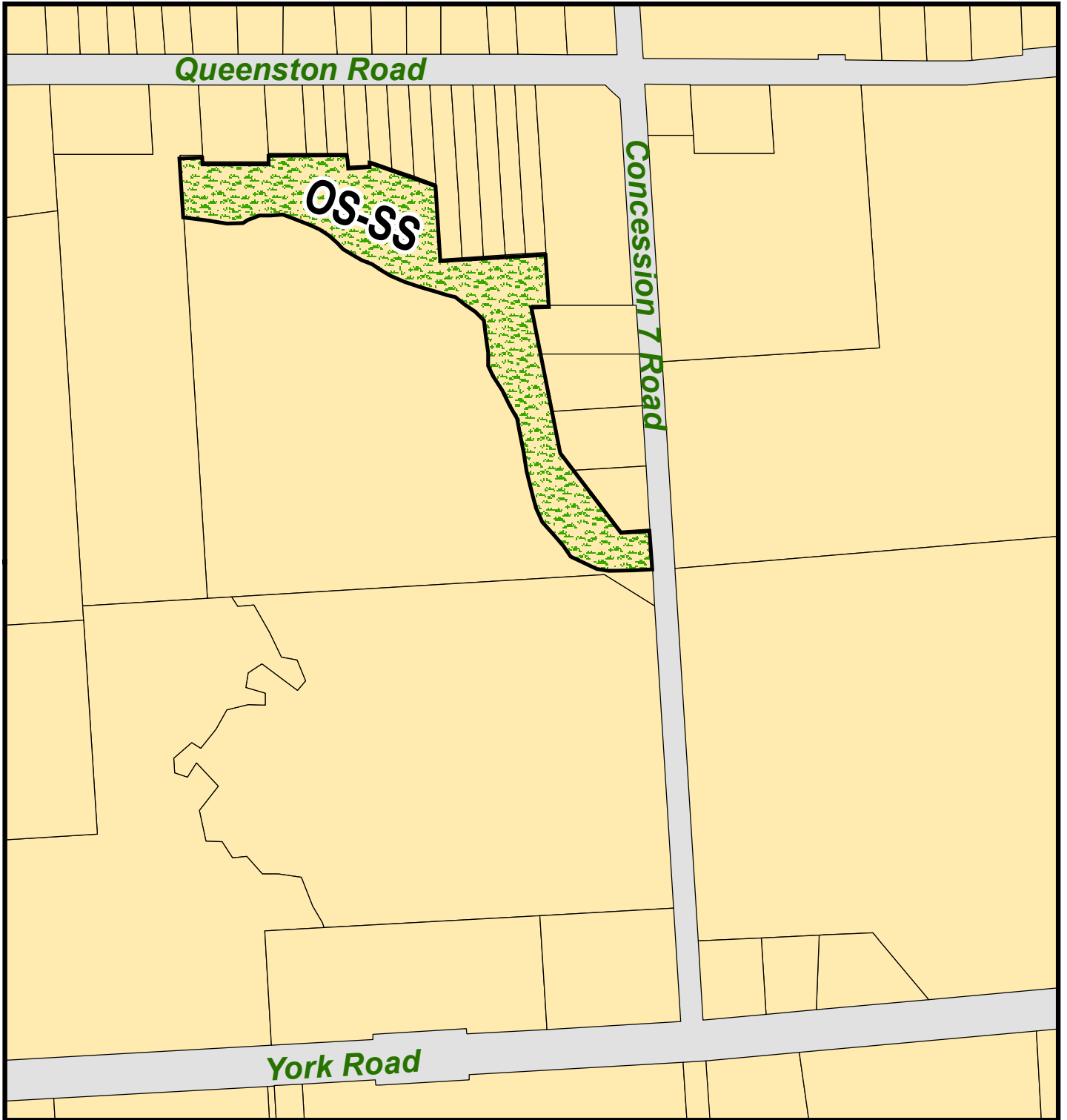
In lieu of the corresponding provisions of Section 18.1, only the following use will be permitted with the Open Space – Site Specific (OS-SS) Zone:

- a. a conservation area including flood control and other hazard area uses.
3. 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 FEBRAURY, 2024.

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LORD MAYOR GARY ZALEPA

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TOWN CLERK GRANT BIVOL



MAP 'A' ATTACHED TO BY-LAW 500YH-24 BEING AN AMENDMENT TO SCHEDULE "A" OF OF ZONING BY-LAW 500A-74, AS AMENDED, OF THE TOWN OF NIAGARA-ON-THE-LAKE AS PASSED ON THIS 27TH DAY OF FEBRUARY 2024.

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LORD MAYOR  
GARY ZALEPA

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TOWN CLERK  
GRANT BIVOL