

Explanation of the Purpose and Effect of  
By-law 4316CC(1)-24

The subject lands are municipally known as 524 York Road, Niagara-on-the-Lake, and legally described as PART LOT 1 CONCESSION 9 GRANTHAM PARTS 5 & 6, 30R11076; TOGETHER WITH EASEMENT OVER PART 2, 30R9834 AS IN LOT 185306; SUBJECT TO EASEMENT OVER PART 1, 30R10995 IN FAVOUR OF THE REGIONAL MUNICIPALITY OF NIAGARA AS IN NR15088; NIAGARA ON THE LAKE.

Purpose

The purpose of this By-law is to amend the existing site-specific zoning by-law to rezone a portion of the subject lands to permit the road connection/driveway from Glendale Avenue to Counsell Street including the extended parking lot into the Phase 1 Site Plan development limits.

Effect

The effect of this By-law is to rezone a portion of the subject lands from “Glendale Community Zoning District – Open Space - Key Features (OSF) Zone” to “Glendale Community Zoning District - Regional Commercial (RC1-15A) – Site Specific Zone”.

<i>Applicant:</i>	Darko Vranich (Niagara York Road Inc.)
<i>File Number:</i>	ZBA-07-2021
<i>Report Number:</i>	CDS-24-016
<i>Assessment Roll Number:</i>	262702001802450

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 4316CC(1)-24**

524 York Road Roll 262702001802450

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO *PLANNING ACT* TO AMEND BY-LAW 4316CC-17, BEING A BY-LAW TO AMEND BY-LAW 4316-09, AS AMENDED, ENTITLED A BY-LAW TO REGULATE THE USE OF LANDS AND THE ERECTION, USE, BULK, HEIGHT, LOCATION, AND SPACING OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF NIAGARA-ON-THE-LAKE.

**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 4316CC-17 on February 13, 2017 to rezone a portion of the subject lands to “Glendale Community Zoning District – Regional Commercial (RC1-15A) - Site Specific Zone”.

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

1. Map “A” of By-law 4316CC-17 is removed in its entirety and replaced with Map “A” (attached to and forming part of this By-law) to change the zoning of a portion of the subject lands from “Glendale Community Zoning District – Open Space - Key Features (OSF) Zone” to “Glendale Community Zoning District - Regional Commercial (RC1-15A) – Site Specific Zone”.
2. That this By-law shall become effective upon final approval of the related Amendment No. 90 to the Niagara-on-the-Lake Official Plan.

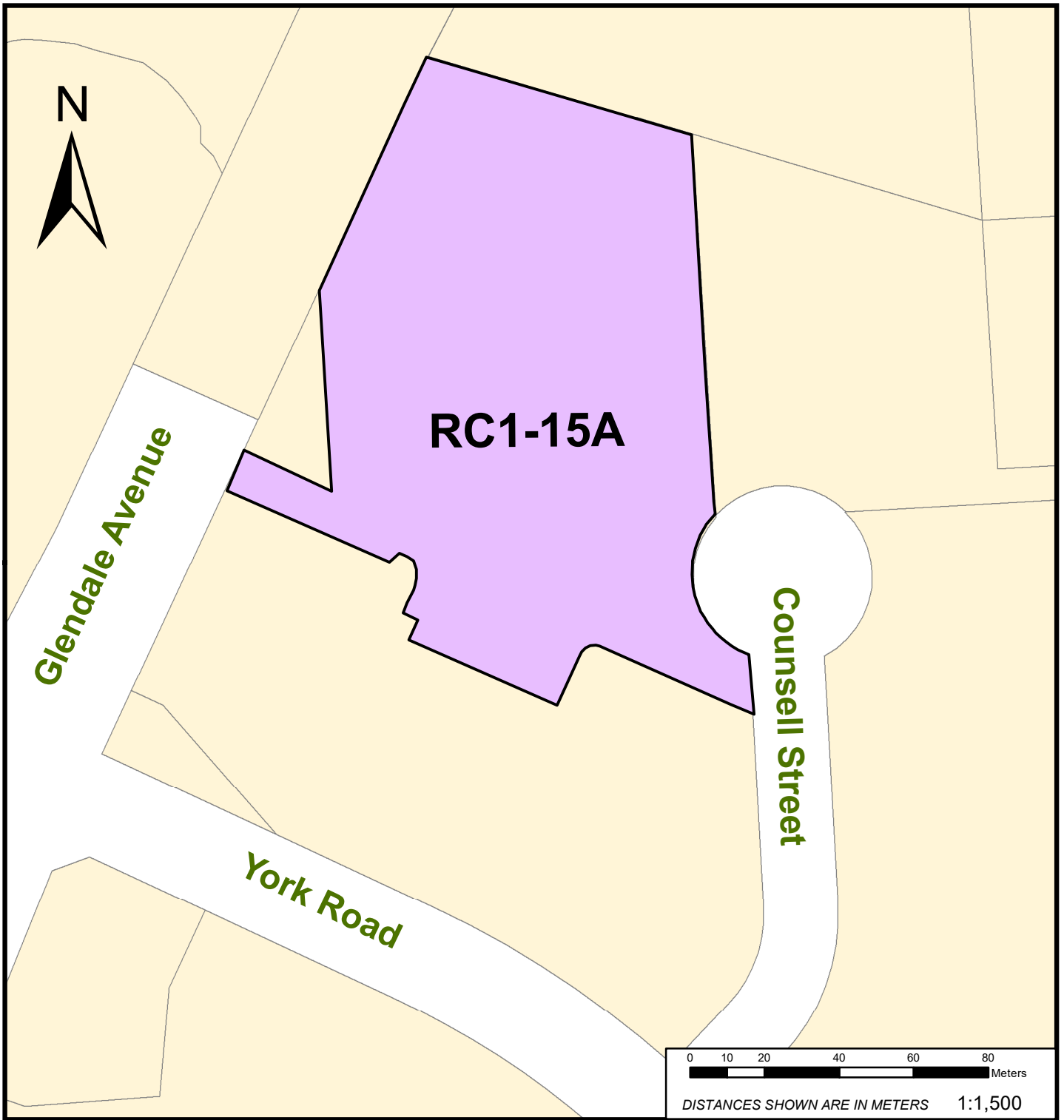
READ A FIRST, SECOND AND THIRD TIME THIS 27<sup>th</sup> DAY OF FEBRUARY  
2024.

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LORD MAYOR GARY ZALEPA

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TOWN CLERK GRANT BIVOL



MAP 'A' ATTACHED TO BY-LAW 4316CC(1)-24, BEING AN AMENDMENT TO SCHEDULE "A-21" OF ZONING BY-LAW 4316-09, 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