

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

The subject lands are located on the south side of Line 2 Road, east of Concession 4 Road, and west of Concession 3 Road, and are described as 855 Line 2 Road, Town of Niagara-on-the-Lake, more particularly described as Part of Township Lot 74 being Part 1 on Reference Plan 30R-11645, Niagara-on-the-Lake.

Purpose

The purpose of this By-law is to facilitate the severance of a residence surplus to a farming operation as a result of a farm consolidation.

Effect

The effect of this By-law is to rezone the agricultural portion of the subject lands to “Agricultural Purposes Only (APO) Zone” to prohibit a new residential dwelling in perpetuity with provisions for lot frontage, and area; and to rezone the rural residential portion of the subject lands to “Rural (A) Site-Specific Zone” with provisions for the existing front yard setback and accessory building/structure height.

<i>Applicant:</i>	Hunter Farms Ltd.
<i>File Number:</i>	ZBA-12-2024
<i>Report Number:</i>	CDS-24-135
<i>Assessment Roll Number:</i>	262702001210500

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

855 Line 2 Road - Roll 262702001210500

A BY-LAW PURSUANT TO SECTION 34 OF THE PLANNING ACT TO AMEND BY-LAW NO. 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 "Rural (A) Zone - Site Specific" and "Agricultural Purposes Only (APO) 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:

855 Line 2 Road – Rural (A) Zone Site-Specific

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 Front Yard Setback for the existing dwelling: 12.6 metres
- Maximum Accessory Building Height for the existing structure: 5.8 metres

855 Line 2 Road – Agricultural Purposes Only (APO) Zone Site-Specific

In lieu of the corresponding provisions of Schedule F, the following provisions shall apply to the lands zoned "Agricultural Purposes Only - Site Specific" shown on Map 'A' attached hereto:

- Minimum Frontage: 34 metres
- Minimum Lot Area: 5.6 hectares

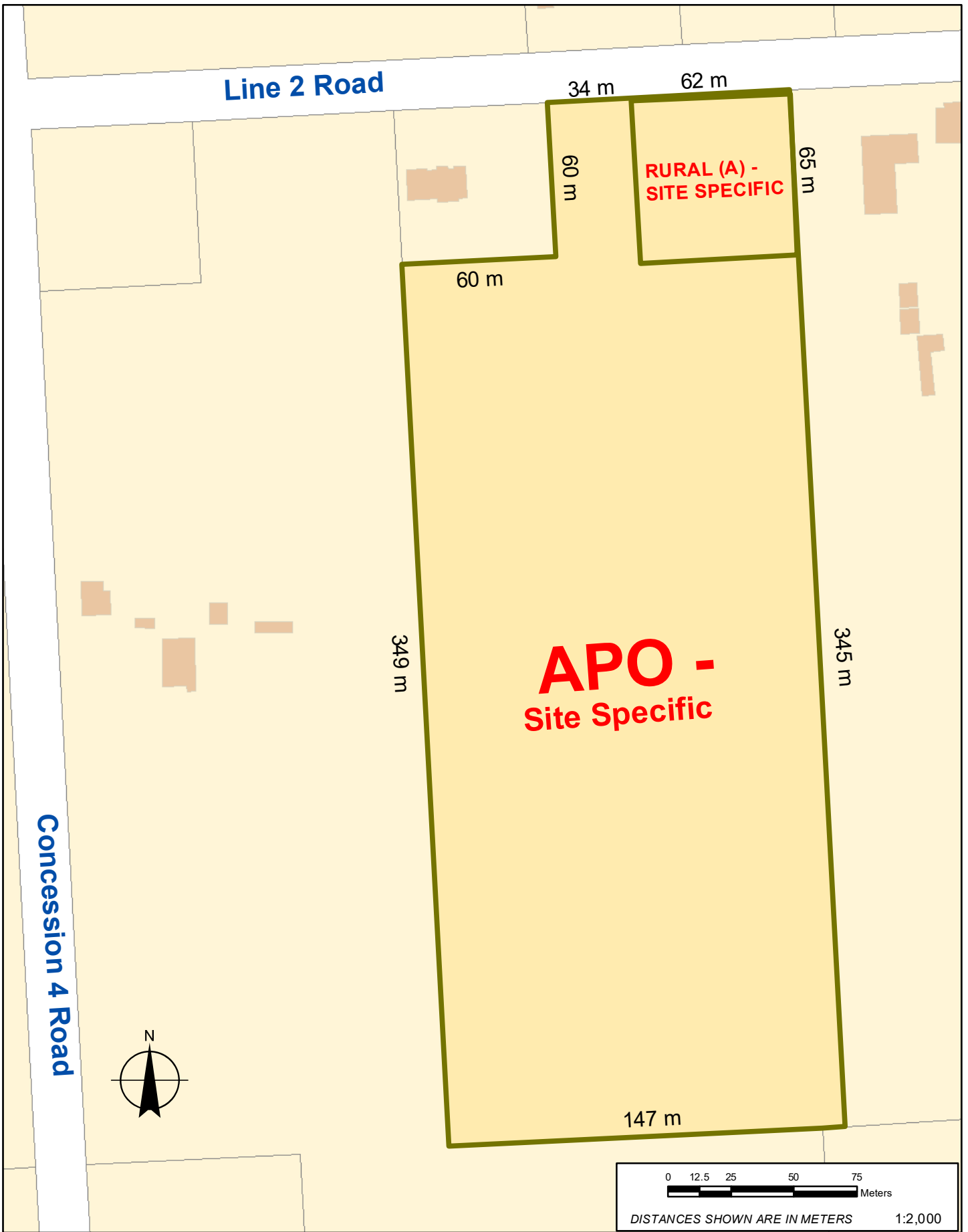
3. All other provisions of Zoning By-law 500A-74, as amended, shall continue to apply to the subject lands.

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 24TH DAY OF SEPTEMBER 2024.

LORD MAYOR GARY ZALEPA

TOWN CLERK GRANT BIVOL



MAP 'A' ATTACHED TO BY-LAW 500YM-24 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 24th DAY OF SEPTEMBER 2024.

**LORD MAYOR
GARY ZALEPA**

**TOWN CLERK
GRANT BIVOL**