

Explanation of the Purpose and Effect of  
By-law 4316FT-24

The subject lands are described as 242 Ricardo Street, Niagara-on-the-Lake, more particularly described as Part of Block 18 Township Plan 86 Niagara as in RO194496; Town of Niagara-on-the-Lake, Regional Municipality of Niagara.

Purpose

The purpose of this By-law is to rezone the subject lands to permit a 5-room Country Inn on the property within the existing dwelling, with a site-specific provision to recognize the location of the existing dwelling.

Effect

The effect of this By-law is to rezone the subject lands from “Old Town Community Zoning District – Established Residential (ER3) Zone” to “Old Town Community Zoning District – Established Residential (ER3-116) Site-Specific Zone” to:

- Permit a five (5) room Country Inn; and
- Recognize the front yard setback of the existing dwelling.

<i>Owner:</i>	Vintage Properties Limited
<i>File Number:</i>	ZBA-08-2024
<i>Report Numbers:</i>	CDS-24-142
<i>Assessment Roll Number:</i>	262701000106500

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 4316FT-24**

242 Ricardo Street, Roll #: 262701000106500

A BY-LAW TO AMEND BY-LAW NO. 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** 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-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 "Old Town Community Zoning District – Established Residential (ER3) Zone" to "Old Town Community Zoning District – Established Residential (ER3-116) Site-Specific Zone."
2. That Subsection 7.14 Site Specific Exceptions of By-law 4316-09, as amended, is hereby further amended by adding the following section:

**7.14.116 – 242 Ricardo Street – See Schedule 'A-1' (ER3-116)**

7.14.116.1 ER3-116 Permitted Uses

In addition to the permitted uses of Subsection 7.2A.1, the following use shall be permitted on the lands identified as ER3-116 on Schedule 'A-1':

- a) Five (5) room *Country Inn* in the existing dwelling, as of the date of passage of this by-law, and in accordance with Section 6.10.

7.14.116.2 ER3-116 Zone Requirements

In lieu of the corresponding provision of Subsection 7.2.2, the following provision shall apply to the lands identified as ER3-116 on Schedule 'A-1':

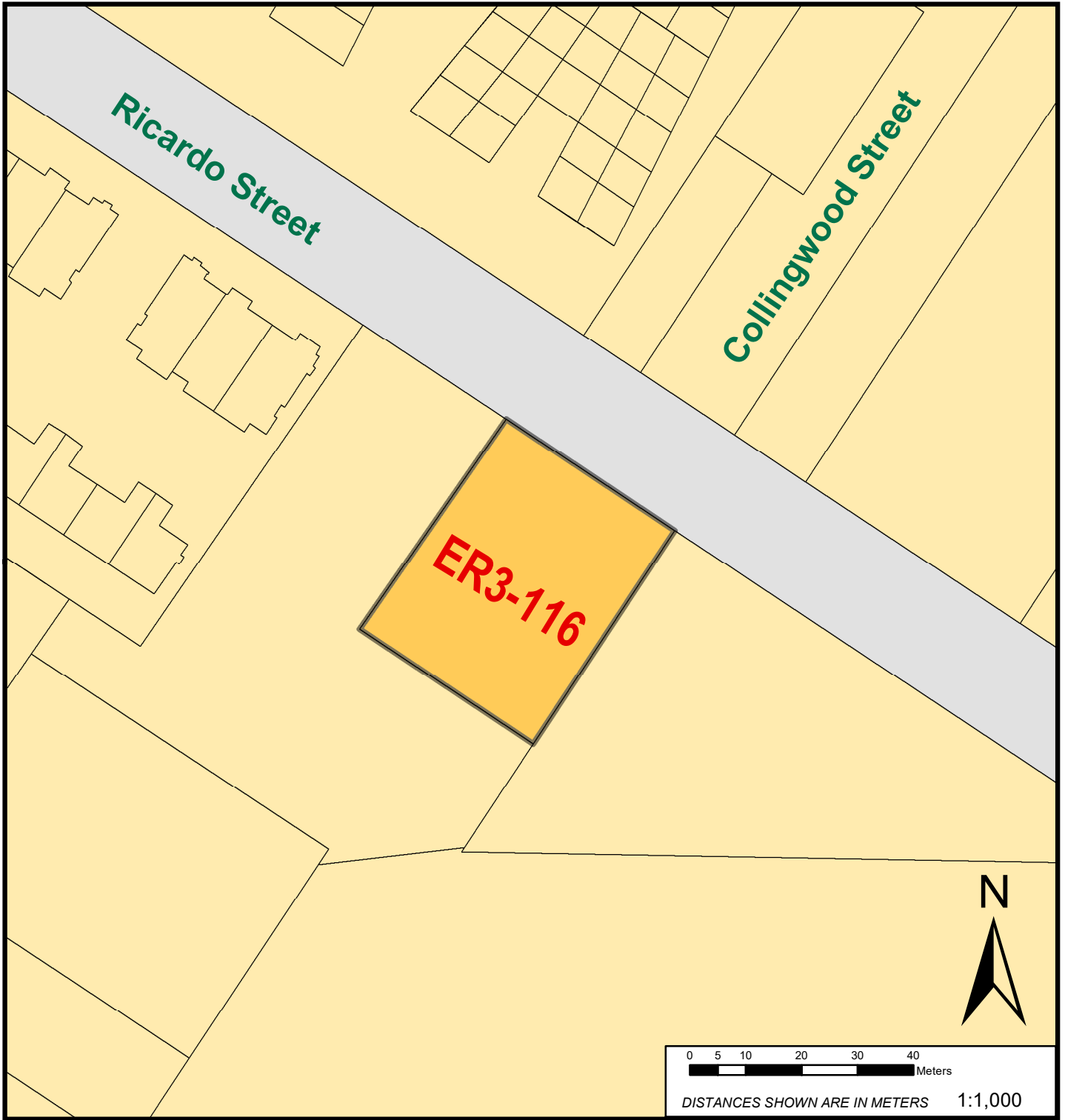
(b)	Minimum front yard setback for the existing dwelling	0 metres
-----	--	----------

- 3. All other provisions of Zoning By-law 4316-09, 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 4316FT-24, BEING AN AMENDMENT TO SCHEDULE "A-1" OF ZONING BY-LAW 4316-09, 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