

Explanation of the Purpose and Effect of
By-law 500YO-25

The subject lands are located at the southwest intersection of Niagara Stone Road, Concession 7 Road, and Line 4 Road, and are described as 933 Niagara Stone Road, Town of Niagara-on-the-Lake, more particularly described as Part of Township Lot 170 Niagara as in R0317470; Except Lands in Miscellaneous Plan 1102; Subject to RENTP15297; Niagara-on-the-Lake.

Purpose

The purpose of this By-law is to rezone the subject lands to permit secondary agricultural-related uses, associated with the existing growth of herbal and floral crops on the subject lands.

Effect

The effect of this By-law is to rezone the subject lands to “Rural (A) – Site Specific Zone” to permit the following secondary uses:

- Agricultural market for the year-round retail sale of plants, fresh & dried flowers, and products made from processed lavender and other plants grown on the subject property; and
- Farm Storage and Processing Facility for the year-round processing and storage of agricultural produce grown on the subject property.

<i>Applicant:</i>	2679569 Ontario Corporation
<i>File Number:</i>	ZBA-13-2024
<i>Report Number:</i>	CDS-25-014
<i>Assessment Roll Numbers:</i>	262702001512700

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 500YO - 25**

933 Niagara Stone Road

Roll 262702001512700

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 "Rural (A) 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:

933 Niagara Stone Road – Rural (A) Zone - Site Specific

In addition to the permitted uses under Section 4.1(a) of Zoning By-law 500A-74, as amended, the following additional uses shall be permitted on the lands zoned "Rural (A) Zone – Site Specific" shown on 'Map A' attached hereto:

- a) Secondary uses to a lavender farm (agricultural operation) as follows:

- i. Agricultural Market*
- ii. Farm Storage and Processing Facility*

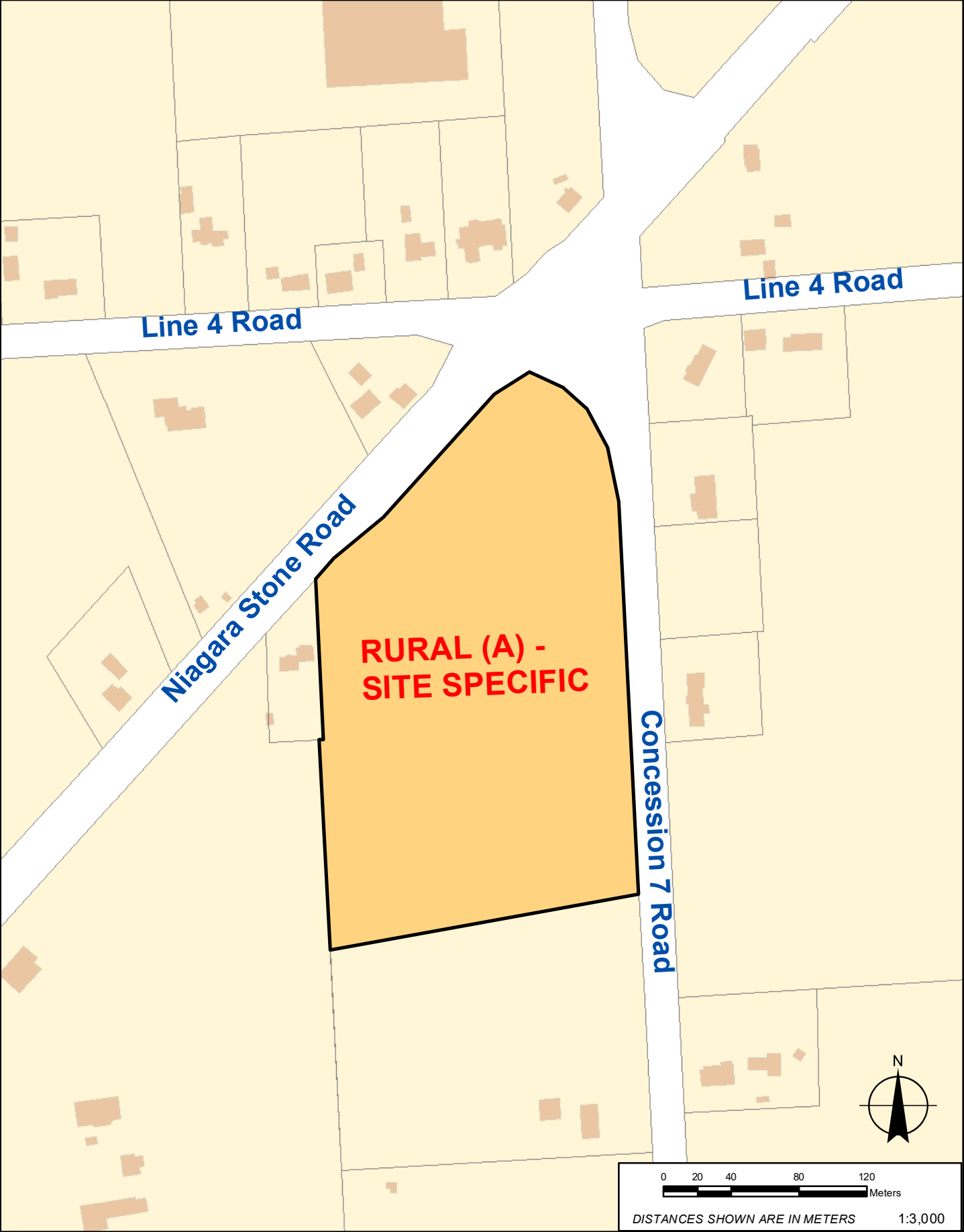
3. For the purposes of this amending By-law only and for the land zoned Rural (A) – Site Specific Zone shown on 'Map A' attached hereto, the following definitions shall apply:

- a) *Agricultural Market* shall mean “a building used for the year-round retail sale of plants, fresh & dried flowers, and products made from processed lavender and other plants grown on the subject property.”
 - b) *Farm Storage and Processing Facility* shall mean “a building and land used for the year-round processing and storage of agricultural produce grown on the subject property.”
4. In addition to the corresponding provisions of Schedule F to Zoning By-law 500A-74, as amended, the following provisions shall apply to the subject lands zoned “Rural (A) – Site Specific Zone” shown on ‘Map A’ attached hereto:
- a) The maximum gross leasable floor area for the *Agricultural Market* secondary use shall be 320 m² (3,444 ft²)
 - b) The maximum gross leasable floor area for the *Farm Storage & Processing* secondary use shall be 695 m² (7,481 ft²)
5. In addition to the corresponding provisions of Section 3.19 of Zoning By-law 500A-74, as amended, the following provision shall apply to the subject lands zoned “Rural (A) – Site Specific Zone” shown on ‘Map A’ attached hereto:
- a) Off-street parking for the Farm Storage & Processing Building shall be provided at the rate of 1 (one) parking space per employee
6. All other provisions of Zoning By-law 500A-74, as amended, shall continue to apply to the subject lands.
7. That the effective date of this By-law shall be the date of final passage thereof.

READ A FIRST, SECOND AND THIRD TIME THIS 25TH DAY OF MARCH, 2025.

LORD MAYOR GARY ZALEPA

TOWN CLERK GRANT BIVOL



MAP 'A' ATTACHED TO BY-LAW 500YO-25 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 25th DAY OF MARCH 2025.

LORD MAYOR
GARY ZALEPA

TOWN CLERK
GRANT BIVOL