

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

The subject lands are a parcel of land addressed as 1708 Niagara Stone Road, Niagara-on-the-Lake, more particularly legally described as Part of Block 13 Township Plan 85 Niagara Part 1, 30R-8740 Except Part 1 30R-11871; Town of Niagara-on-the-Lake; Niagara-on-the-Lake.

Purpose

The purpose of this By-law is to rezone the subject lands to facilitate the permission of a 4-room Villa with site-specific provisions.

Effect

The effect of this By-law is to rezone the subject lands from “Rural (A) Zone” to “Rural (A) Site-Specific Zone” to permit a 4-room Villa. Site-specific provisions include minimum lot frontage, minimum setbacks, villa regulations, minimum outdoor amenity area, and a definition for a “Villa.”

<i>Applicant:</i>	Gary & Lena Pillitteri
<i>File Number:</i>	ZBA-20-2024
<i>Report Number:</i>	CDS-25-054
<i>Assessment Roll Number:</i>	262702001300500

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

1708 Niagara Stone Road
Roll 262702001300500

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO PLANNING ACT TO AMEND BY-LAW NO. 500WS-15, BEING A BY-LAW 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. Section “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) Site-Specific Zone.”
2. That Subsection 21.A, Special Exceptions of By-law 500A-74, as amended, is hereby amended by adding the following:

1708 Niagara Stone Road

1. In lieu of the permitted uses in Subsection 4.1, the following use shall be permitted on the lands zoned “Rural (A) Site-Specific Zone” shown on Map ‘A’ attached hereto:

- a) Four (4) room *Villa*, in the existing single-detached dwelling, as of the date of passage of this by-law

2. In lieu of the corresponding provisions of Schedule F, the following provisions shall apply:

- a) Minimum Lot Frontage – 26.9 m
- b) Minimum Interior Side Yard Setback – 1.4 m
- c) Minimum Rear Yard Setback – 9.8 m

3. For the purpose of this site-specific by-law, the following provisions apply to the Villa on the lands zoned “Rural (A) Site-Specific Zone” shown on Map ‘A’ attached hereto:

- a) Minimum outdoor amenity area shall be 144 m².
- b) Site Plan Control shall apply to the subject lands.
- c) Licensing shall be as required by the Town By-laws.

4. For the purposes of this site-specific by-law, the following definitions shall apply:

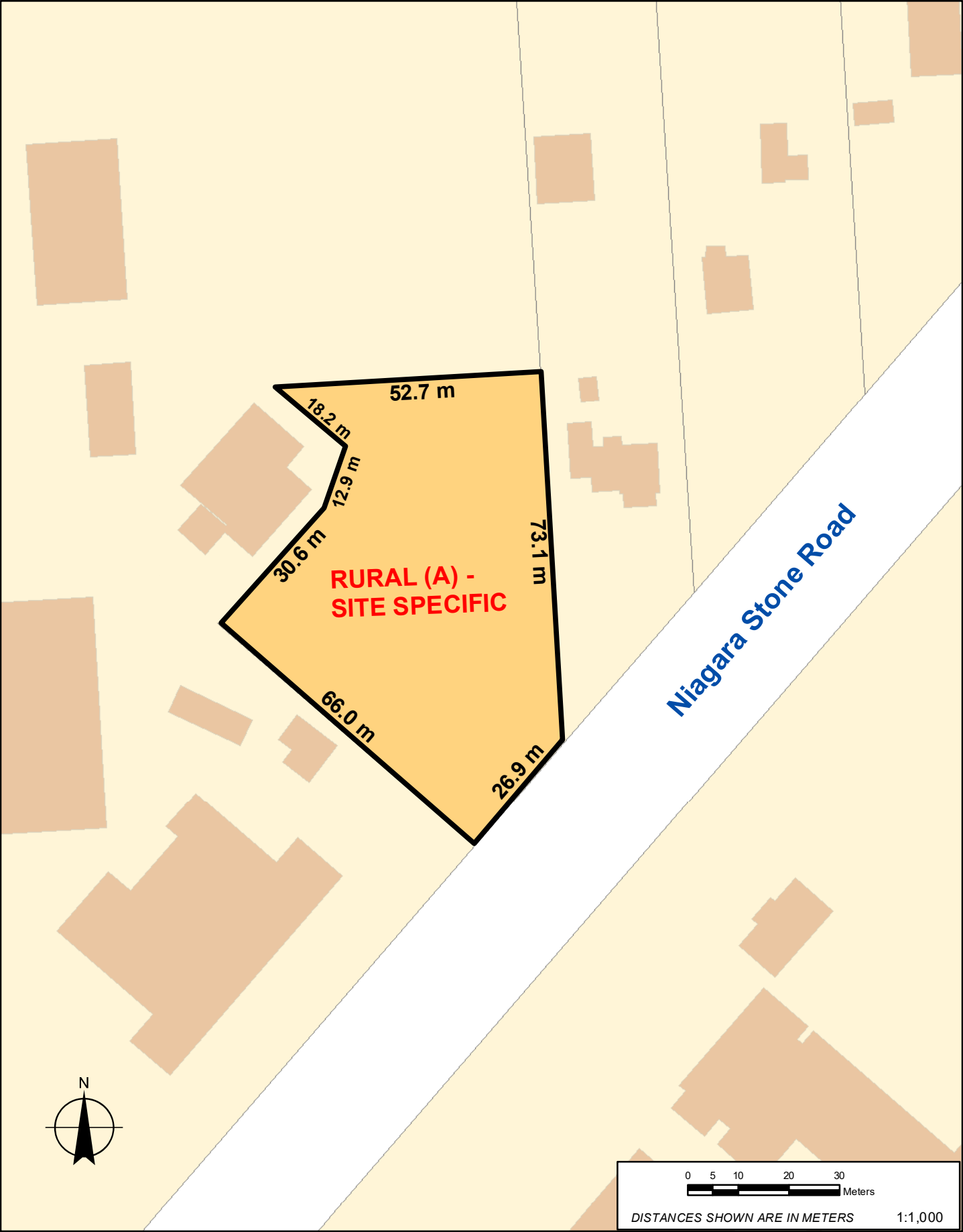
- Villa: means the commercial use of a single detached dwelling unit with four or more bedrooms than may be rented for periods up to 28 consecutive days for use as temporary accommodation and used as an occasional or seasonal residential dwelling for recreation, rest or relaxation, but not occupied continuously as a principal residence. When occupied continuously as a principal residence (i.e. for more than 28 days), a “Villa” can be used as an “Single Detached Dwelling”. A “Villa” is not a “Cottage Rental”.

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 29TH DAY OF APRIL, 2025.

LORD MAYOR GARY ZALEPA

TOWN CLERK GRANT BIVOL



MAP 'A' ATTACHED TO BY-LAW 500YQ-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 29th DAY OF APRIL 2025.

LORD MAYOR
GARY ZALEPA

TOWN CLERK
GRANT BIVOL