

Explanation of the Purpose and Effect of  
By-law 500WS(2)-25

The subject lands are a parcel of land addressed as 1710 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 1710 Niagara Stone Road to “Rural (A) Site-Specific Zone” to facilitate the inclusion of the subject lands with 1696 Niagara Stone Road, with site-specific provisions recognizing new setbacks of existing buildings as a result of a boundary adjustment.

Effect

The effect of this By-law is to rezone the subject lands as “Rural (A) Site-Specific Zone” to facilitate the inclusion of the subject lands with 1696 Niagara Stone Road. Site-specific provisions will also recognize building setbacks to the new lot boundaries.

<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>	262702001300505

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 500WS(2)-25**

1710 Niagara Stone Road (1696 Niagara Stone Road)  
Roll 262702001300505

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO PLANNING ACT TO AMEND BY-LAW NO. 500WS(1)-24, 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** the Committee of Adjustment for the Town of Niagara-on-the-Lake did provisionally approve a boundary adjustment to merge 1710 Niagara Stone Road in title with 1696 Niagara Stone Road through Town Consent File B-01/25;

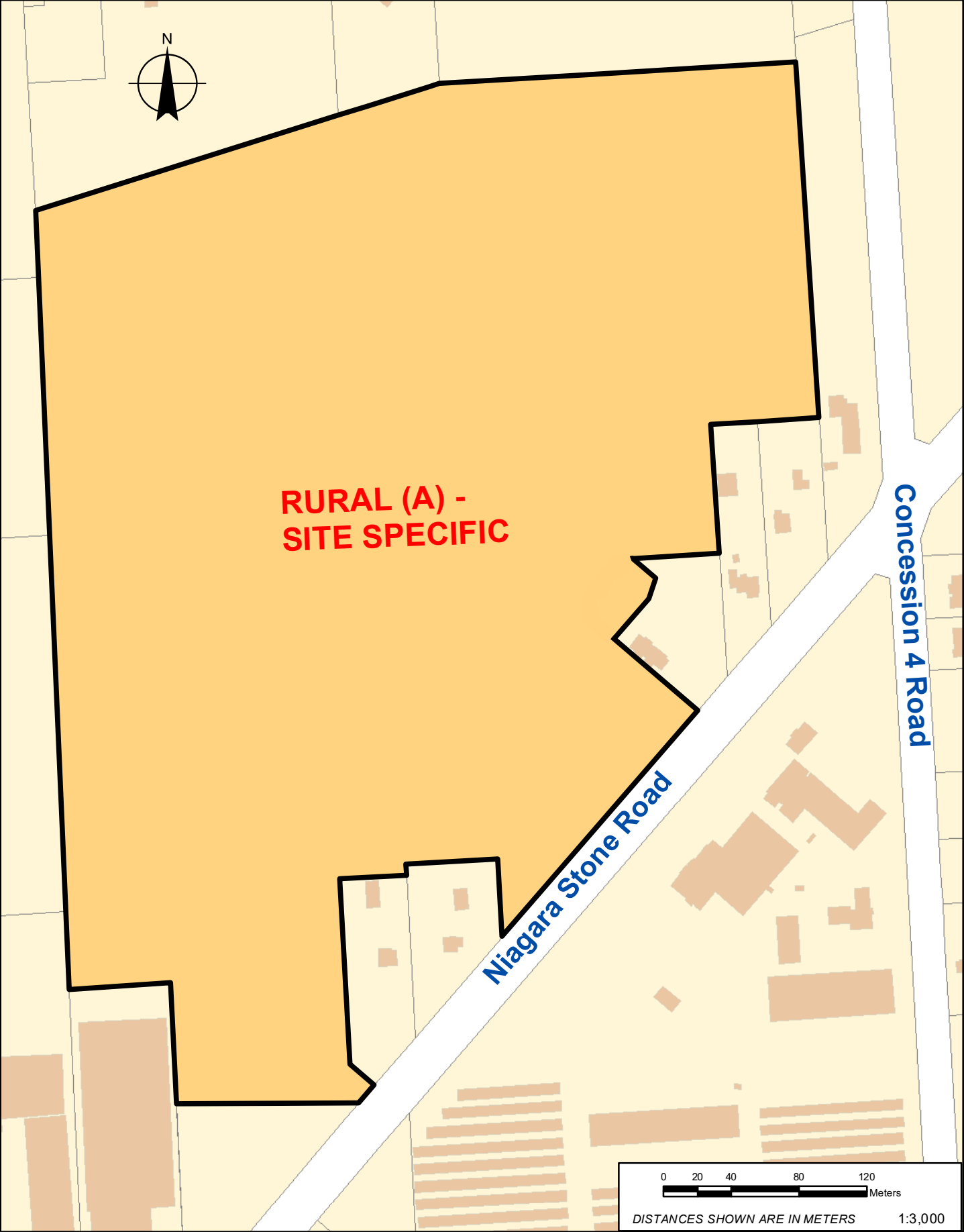
**AND WHEREAS** this By-law conforms to the Town of Niagara-on-the-Lake Official Plan.

**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) Site-Specific Zone."
2. That the text of Section 2(iii) of By-law 500WS-15 is amended by adding the following provisions at the end of the section:
  - (l) Minimum side yard setback for vinyl garage/storage building: 4.1 m
  - (m) Minimum side yard setback of vinyl shed: 12 m
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.

DRAFT



MAP 'A' ATTACHED TO BY-LAW 500WS(2)-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