

Explanation of the Purpose and Effect of
By-law 500WW(1)-25

The subject lands are comprised of two parcels municipally known as 747 and 795 East and West Line, Niagara-on-the-Lake, and legally described as “Part Township Lot 115 Niagara Part 2 30R4469” and “Part Township Lot 115 Niagara as in R0705691; Part Block 13 Township Plan 85 Niagara, Part 1, Plan 30R14619; Subject to an Easement Over Part Township Lot 115 Niagara, Part Block 13 Township Plan 85 Niagara, Part 1, Plan 30R-14696 in Favour of Part Block 13 Township Plan 85 Niagara Being Part 3, Plan 30R12949, Part 1, Plan 30R11871, Part 3, Plan 30R10723, Parts 2 & 3, Plan 30R9130 Except Part 4, Plan 30R10723, Except Part 1, Plan 30R14619 as in NR412490”, Town of Niagara-on-the-Lake, Regional Municipality of Niagara.

Purpose

The purpose of this By-law is to rezone the subject lands by expanding the “Rural (A) Site-Specific Zone” which currently applies to 795 East and West Line to include 747 East and West Line, in addition to setting out site-specific parking requirements, and deleting or replacing existing site-specific provisions related to landscaped open space.

Effect

The effect of this By-law is to rezone a portion of the subject lands municipally known as 747 East and West Line from “Suburban Residential (RS) Zone” and “Rural (A) Zone” to “Rural (A) Site-Specific Zone”, in addition to implementing site-specific provisions for parking requirements and deleting or replacing existing site-specific provisions related to landscaped open space.

<i>Applicant:</i>	Vineland Growers Co-operative Limited (Nadia Kobylka)
<i>File Number:</i>	ZBA-19-2024
<i>Report Number:</i>	CDS-057-2025
<i>Assessment Roll Number:</i>	262702001306300 & 262702001306400

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 500WW(1)-25**

Vineland Growers Co-operative Limited – 747 and 795 East and West Line
Roll 262702001306300 & 262702001306400

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. That 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 “Suburban Residential (RS) Zone” and “Rural (A) Zone” to “Rural (A) Site-Specific Zone”.
2. That Subsections 3 (i), 3 (ii), and 3 (iii) of By-law No. 500WW-15, are hereby removed entirely and replaced with the following:
 - “3. Landscaped Open Space:
 - (i) The southeast corner of the property, shown as Part 1 on Map "B" attached to forming part of this by-law, shall be maintained as landscaped open space for a distance of 29 metres from the interior lot line.
 - (ii) Part 2 on Map “B” attached to and forming part of this By-law shall be maintained as landscaped open space.”
3. That Section 4 of By-law No. 500WW-15, is hereby removed and replaced with the following:

“4. The areas shown as Part 3 on Map “B”, attached to and forming part of this By-law, shall be treated with a hard surface to a depth of 10 metres unless constricted by the existing building footprint.”

4. That By-law No. 500WW-15 is hereby amended by adding the following Subsection:

“5. Rural (A) Site Specific Parking Requirements

A minimum of twenty-seven (27) parking spaces shall be required on the subject lands identified on Map ‘A’, attached to and forming part of this By-law, and such parking spaces shall conform to the parking space requirements set out in By-law 500A-74, as amended.”

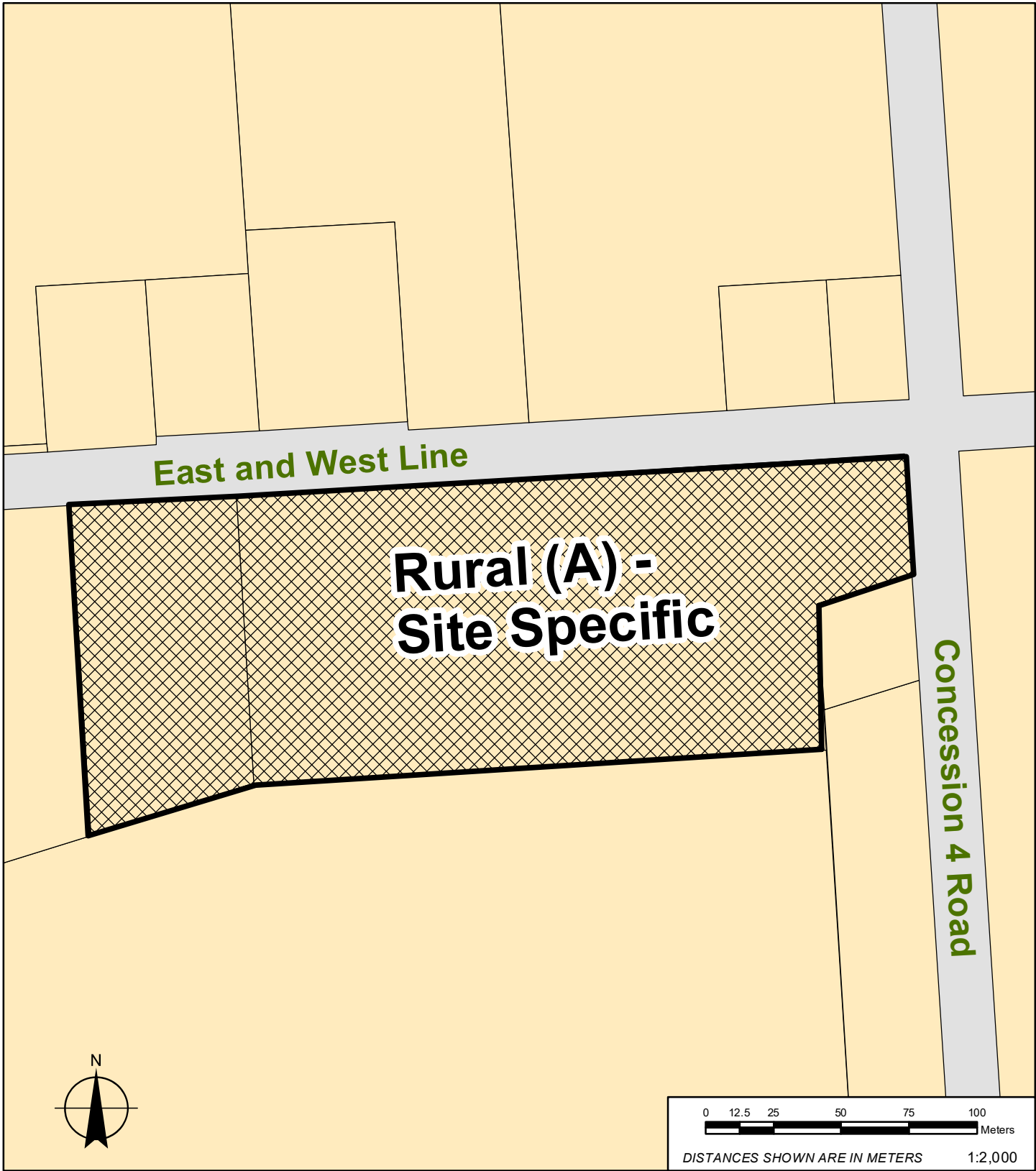
5. That Map “B” of By-law No. 500WW-15 is hereby removed in its entirety and replaced with Map “B” attached to and forming part of this By-law.

6. That the effective date of this By-law shall be the date of final passage thereof.

READ A FIRST, SECOND AND THIRD TIME THIS 27th DAY OF MAY 2025.

LORD MAYOR GARY ZALEPA

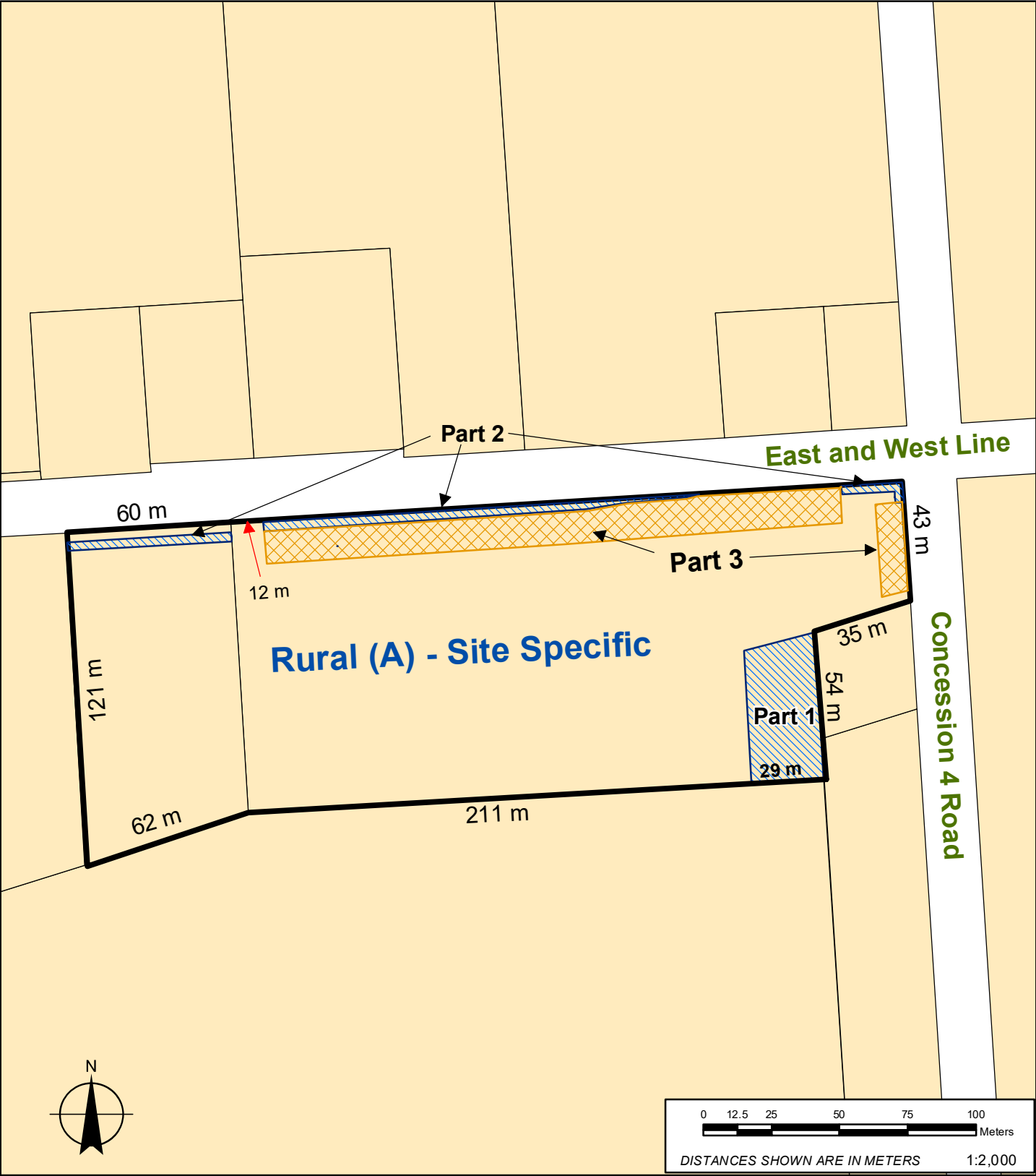
TOWN CLERK GRANT BIVOL



MAP 'A' ATTACHED TO BY-LAW 500WW(1)-25, BEING AN AMENDMENT TO SCHEDULE "C" OF ZONING BY-LAW 500A-74, AS AMENDED, OF THE TOWN OF NIAGARA-ON-THE-LAKE AS PASSED ON THIS 27th DAY OF MAY, 2025.

LORD MAYOR
GARY ZALEPA

TOWN CLERK
GRANT BIVOL



MAP 'B' ATTACHED TO BY-LAW 500WW(1)-25, BEING AN AMENDMENT TO SCHEDULE "C" OF ZONING BY-LAW 500A-74, AS AMENDED, OF THE TOWN OF NIAGARA-ON-THE-LAKE AS PASSED ON THIS 27th DAY OF MAY, 2025.

LORD MAYOR
GARY ZALEPA

TOWN CLERK
GRANT BIVOL