

Explanation of the Purpose and Effect of
By-law 500XX-22

The subject lands are a parcel of land described as 1091 Line 4 Road and a parcel of land described as south side of Line 4 Road, Niagara-on-the-Lake, more particularly described as Part Township Lot 61 Niagara, being Parts 3 & 4, 30R-13115, Town of Niagara-on-the-Lake.

Purpose

The Zoning By-law Amendment is required to facilitate boundary adjustments between two abutting properties. The Amendment requests a “Rural (A) Zone” with a site-specific provision for reduced lot frontage for the proposed reconfigured rural residential lands (1091 Line 4 Road) and a “Agricultural Purposes Only (APO) Zone” for the proposed reconfigured agricultural lands.

Effect

The effect of this By-law is to rezone Parts 2 & 3 of the subject lands to Rural (A) – Site-Specific Zone with a provision for reduced lot frontage and to rezone Parts 4 & 5 of the subject lands to Agricultural Purposes Only (APO) Zone to prohibit the construction of a new dwelling in perpetuity.

<i>Applicants:</i>	Richard & Willow Slingerland, Connie Slingerland
<i>File Number:</i>	ZBA-04-2022
<i>Report Number:</i>	CDS-22-018
<i>Assessment Roll Numbers:</i>	262702002001800 & 262702002002801

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 500XX-22**

1091 Line 4 Road & South Side of Line 4 Road
Rolls 262702002001800 & 262702002002801

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) – Site Specific Zone” and “Agricultural Purposes Only (APO) Zone.”
2. That Subsection 21.A, Special Exceptions of By-law 500A-74, as amended, is hereby further amended by adding the following:

1091 Line 4 Road

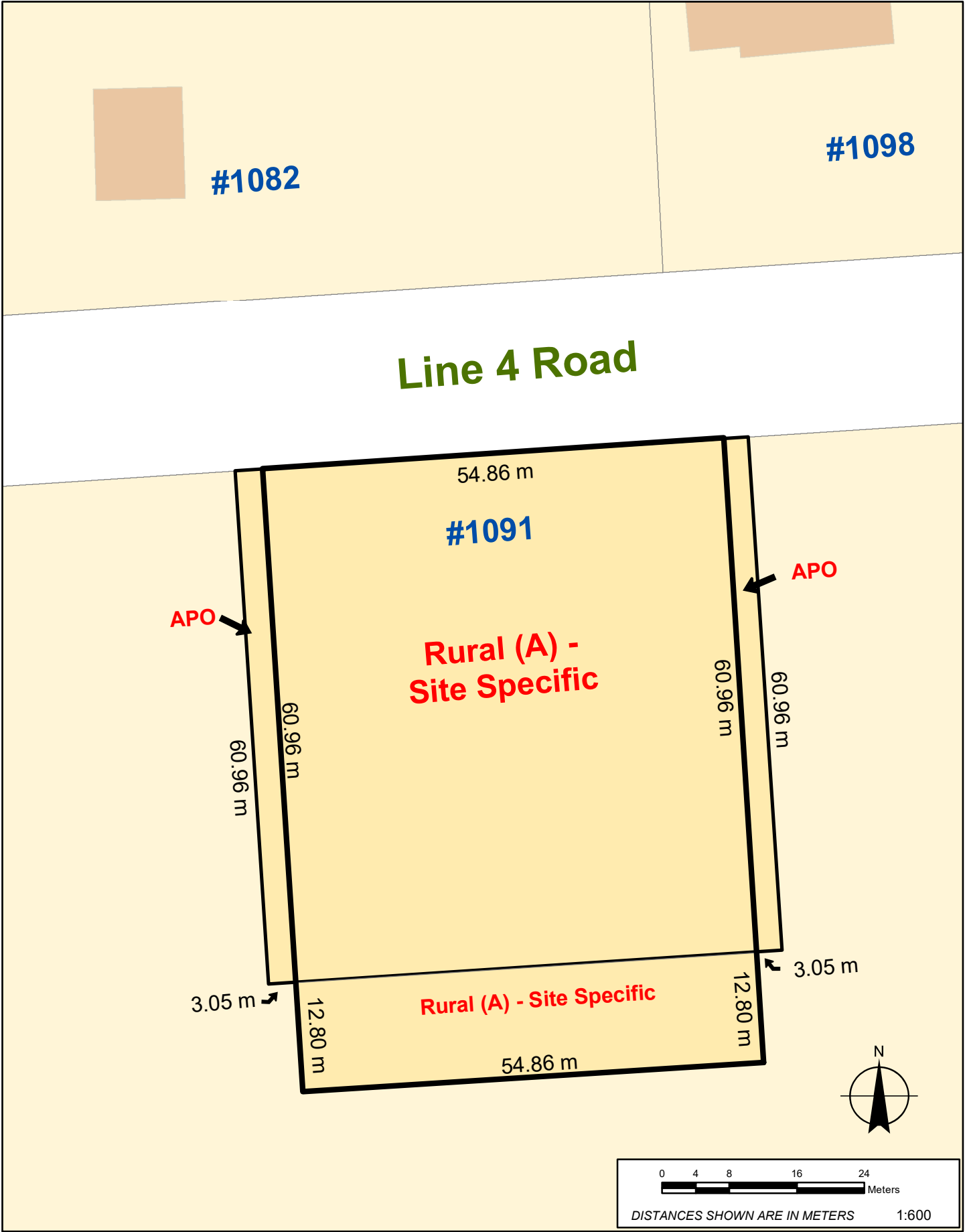
In lieu of the corresponding provisions of Schedule F to Zoning By-law 500A-74, as amended, the following provision shall apply to the lands zoned “Rural (A) Zone – Site Specific” shown on ‘Map A’ attached hereto:

- a) Minimum Lot Frontage: 54.8 metres (180 feet)
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 20TH DAY OF JUNE, 2022.

LORD MAYOR BETTY DISERO

TOWN CLERK RALPH WALTON



MAP 'A' ATTACHED TO BY-LAW 500XX-22 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 20TH DAY OF JUNE 2022.

LORD MAYOR
BETTY DISERO

TOWN CLERK
RALPH WALTON