

Explanation of the Purpose and Effect of
By-law 4316GC-26

The subject lands are located north of Penner Street and on the east side of Four Mile Creek Road, and legally described as: PT BLK 9 TP PL 85 NIAGARA; PT LT 1 TP PL 163 NIAGARA PT 1, 4, 5 30R9997, PT 1 TO 13 30R7281; S/T RIGHT IN RO512992; NIAGARA-ON-THE-LAKE.

Purpose

The purpose of this By-law is to amend the existing zone to permit a proposed Day Care Centre in the basement of a seniors' apartment building.

Effect

The effect of this By-law is to rezone the subject lands from “Virgil Community Zoning District – Residential Multiple (RM2) Zone” to “Virgil Community Zoning District – Residential Multiple (RM2-51) Zone Site-Specific” with site-specific provisions to permit the use of a Day Care Centre.

<i>Owner:</i>	Pleasant Manor Retirement Village
<i>File Number:</i>	ZBA-27-2025
<i>Report Numbers:</i>	PBDS-26-002
<i>Assessment Roll Number:</i>	262702001302603

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 4316GC-26**

1743 Four Mile Creek Road and 15 Elden Street, Roll #: 262702001302603

A BY-LAW TO AMEND BY-LAW NO. 4316-09, AS AMENDED, ENTITLED
A BY-LAW TO REGULATE THE USE OF LANDS AND THE ERECTION,
USE, BULK, HEIGHT, LOCATION, AND SPACING OF BUILDINGS AND
STRUCTURES WITHIN THE TOWN OF NIAGARA-ON-THE-LAKE.

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-14" of By-law 4316-09, 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 "Virgil Community Zoning District – Residential Multiple (RM2) Zone" to "Virgil Community Zoning District – Residential Multiple (RM2-51) Zone Site-Specific"

2. That Subsection 10.12 Site Specific Exceptions of By-law 4316-09, as amended, is hereby further amended by adding the following section:

10.12.51 1743 Four Mile Creek Road and 15 Elden Street – See Schedule 'A-14' (RM2-51)

In addition to the uses permitted in Section 10.5.1, the following use is permitted:

- *day care centre*

3. All other provisions of Zoning By-law 4316-09, as amended, shall continue to apply to the subject lands.

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

READ A FIRST, SECOND AND THIRD TIME THIS 28TH DAY OF APRIL, 2026.

LORD MAYOR GARY ZALEPA

TOWN CLERK GRANT BIVOL

DRAFT