

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 4316BS - 16**

Collection 8  
Roll 2627 020 02508 1000

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 and Section 36 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-23" 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 "Residential (R1) Zone" to "Residential (R1-25-H) – Site Specific Holding Zone."
2. Section 9.13 Site Specific Exceptions, St. Davids Community Zoning District, as amended, is hereby further amended by adding the following subsection:

**9.13.25 Collection 8**

In lieu of the corresponding provisions of Subsection 9.4, the following provisions shall apply on the subject lands:

**9.13.25.2 Zone Requirements for Development (R1-25-H)**

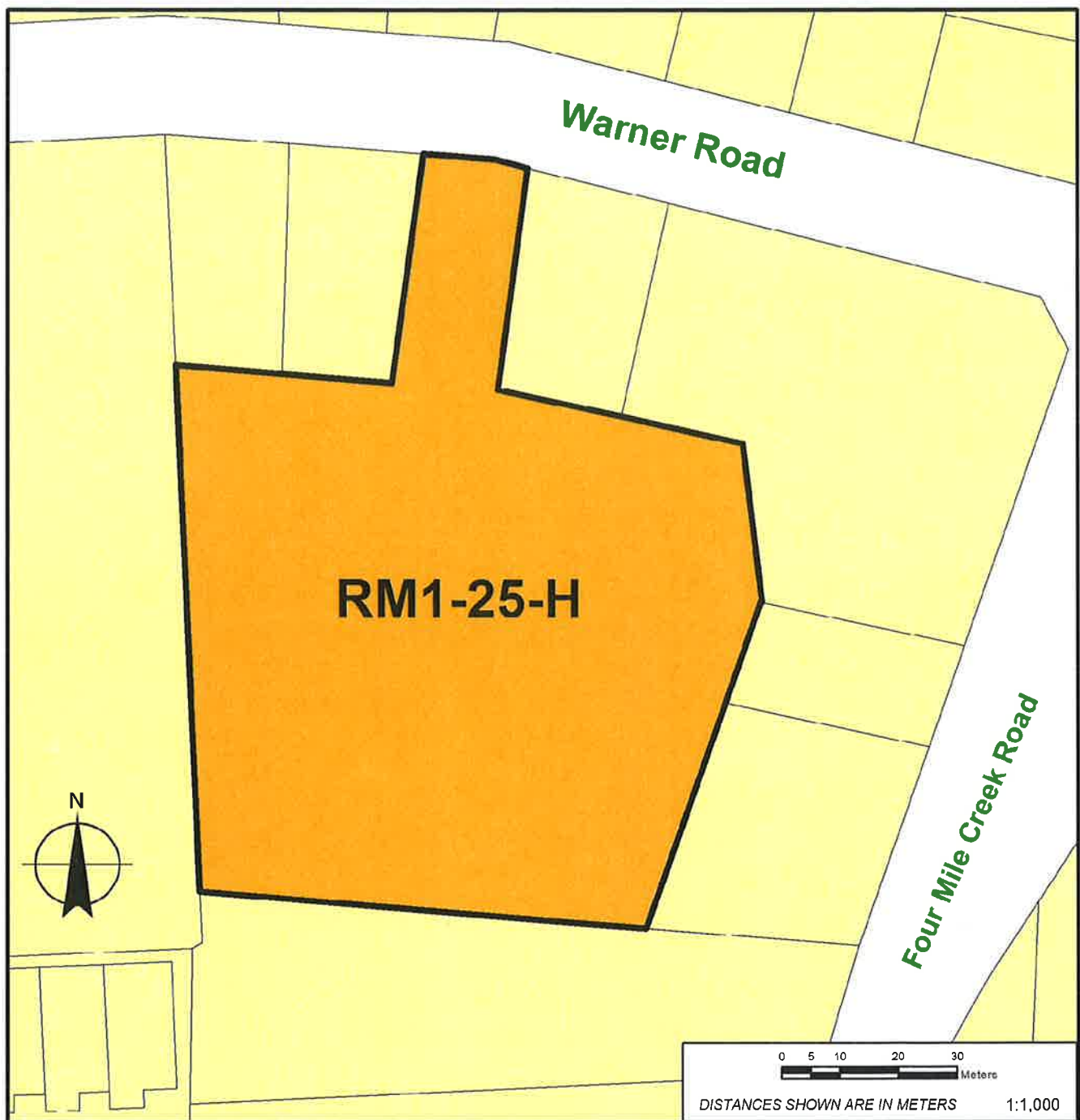
(c)	Maximum lot coverage of 35%. 35% lot coverage may be increased to 40% where the area of increase is used for attached covered and unenclosed porches.	
(e)	Minimum front yard setback	4.5 m
(f)	Maximum front yard setback	Not Applicable
(g)	Minimum front yard setback to front face of attached garage	6.0 m
(h)	Minimum interior side yard setback	1.2 m

3. That no development shall occur on the property until the Holding "(H)" provision of this By-law is removed. The holding provision shall be removed upon application from the Owner and approval of a Subdivision Agreement, pertaining to the 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 1ST DAY OF FEBRUARY, 2016.

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LORD MAYOR PAT DARTE

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TOWN CLERK HOLLY DOWD



**MAP A ATTACHED TO BY-LAW 4316BS-16, BEING AN AMENDMENT TO SCHEDULE "A-23" OF ZONING BY-LAW 4316-09, AS AMENDED, OF THE TOWN OF NIAGARA-ON-THE-LAKE AS PASSED ON THIS 1st DAY OF FEBRUARY, 2016.**

**LORD MAYOR  
PAT DARTE**

**TOWN CLERK  
HOLLY DOWD**