

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 500XL - 20**

1504 Line 6 Road  
Roll 262702002105200

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:

1504 Line 6 Road

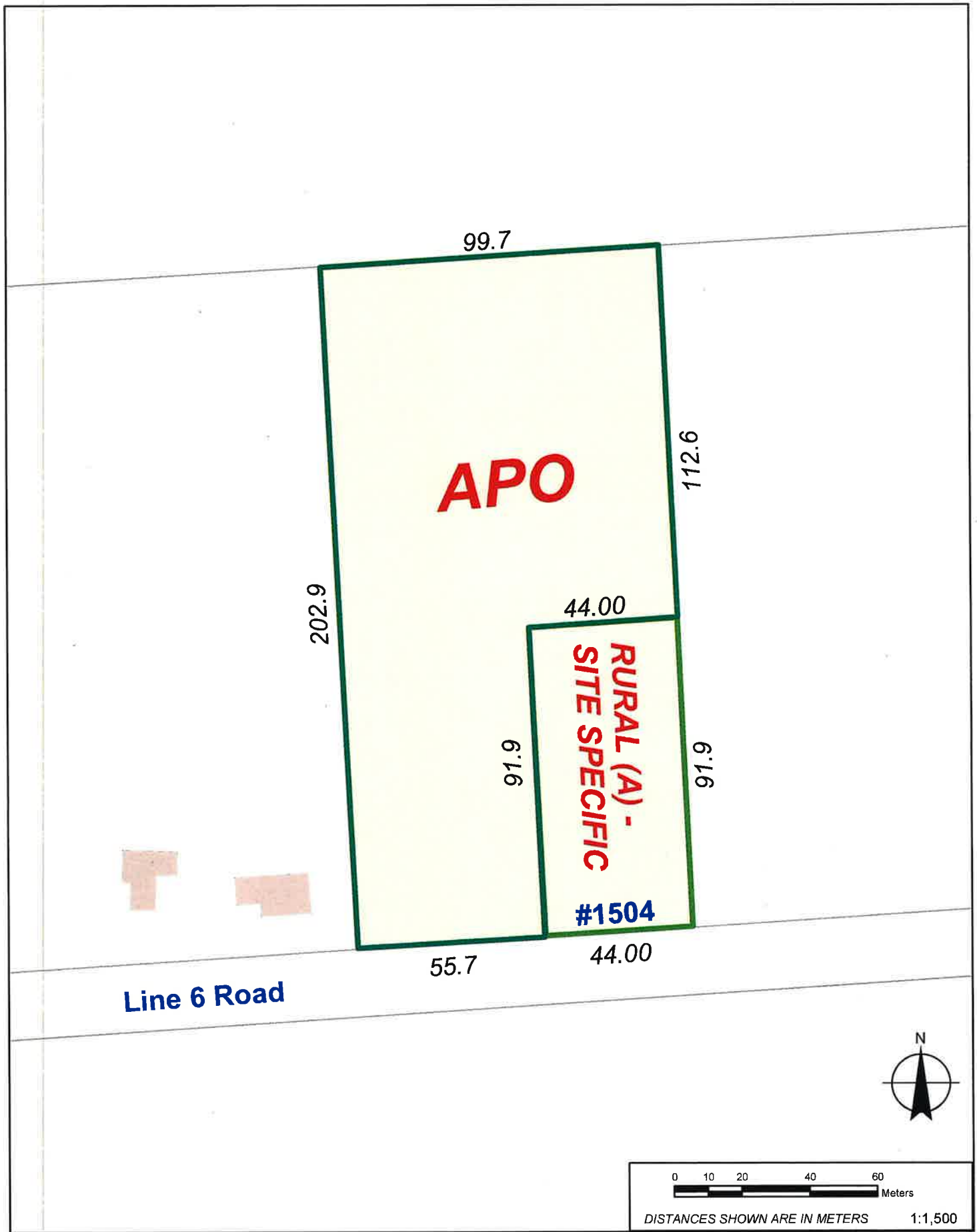
In lieu of the corresponding provisions of Schedule F to Zoning By-law 500A-74, as amended, the following provisions shall apply to the lands zoned "Rural (A) – Site-specific Zone" shown on 'Map A' attached hereto:

- Minimum lot frontage of 44.0 metres (144.4 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 24<sup>th</sup> DAY OF FEBRUARY, 2020.

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LORD MAYOR BETTY DISERO

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DEPUTY CLERK COLLEEN HUTT



MAP 'A' ATTACHED TO BY-LAW 500XL-20 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 24th DAY OF FEBRUARY, 2020.

LORD MAYOR  
BETTY DISERO

DEPUTY CLERK  
COLLEEN HUTT

Explanation of the Purpose and Effect of  
By-law 500XL-20

The subject lands are described as 1504 Line 6 Road, Niagara-on-the-Lake, more particularly described as Part Lot 11, now in the Town of Niagara-on-the-Lake.

Purpose

The purpose of this By-law is to rezone the portion of the property (Part 2) in agricultural production to prohibit the construction of a new dwelling. The portion of the property containing the existing dwelling (Part 1) is proposed to be rezoned to recognize a reduced lot frontage. The proposed Zoning By-law Amendment is required to fulfil a condition of consent to sever a surplus farm dwelling (File B-07/19).

Effect

The effect of this By-law is to rezone Part 2 of the subject lands to "Agricultural Purposes Only (APO)". Part 1 is being rezoned to "Rural (A) – Site-Specific Zone" with a site-specific provision pertaining to lot frontage.

<i>Applicant:</i>	John Walker/Linda White
<i>File Number:</i>	ZBA-10-2019
<i>Report Number:</i>	CDS-20-004
<i>Assessment Roll Number:</i>	262702002105200