

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE**

BY-LAW NO. 500XM - 20

411 Read Road
Roll 262702001713900

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) – Site-Specific Zone".
2. That Subsection 21.A, Special Exceptions of By-law 500A-74, as amended, is hereby further amended by adding the following:

411 Read 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 50.0 metres
- maximum accessory structure height: as existing at the date of passage of this by-law

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 "Agricultural Purposes Only (APO) – Site-Specific Zone" shown on 'Map A' attached hereto:

- minimum lot area of 3.4 hectares

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 24th DAY OF FEBRUARY, 2020.

LORD MAYOR BETTY DISERO

DEPUTY CLERK COLLEEN HUTT



MAP 'A' ATTACHED TO BY-LAW 500XM-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 500XM-20

The subject lands are described as 411 Read Road, Niagara-on-the-Lake, in the Town of Niagara-on-the-Lake.

Purpose

The purpose of this By-law is to rezone a portion of the property in agricultural production to prohibit the construction of a new dwelling, as well as recognize a reduced lot area. The portion of the property containing the existing dwelling is proposed to be rezoned to recognize a reduced lot frontage and increased accessory building height. The proposed Zoning By-law Amendment is required to fulfil a condition of consent to sever a surplus farm dwelling (File B-04/19).

Effect

The effect of this By-law is to rezone Part of the subject lands to "Agricultural Purposes Only (APO) – Site Specific Zone", with a site specific provision for a reduced lot area. The retained part is being rezoned to "Rural (A) – Site Specific Zone" with site-specific provisions for lot frontage and accessory building height.

<i>Applicant:</i>	Andre Langendoen
<i>File Number:</i>	ZBA-09-2019
<i>Report Number:</i>	CDS-20-003
<i>Assessment Roll Number:</i>	262702001713900