

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 500XE-17**

1156 Concession 6 Road  
Roll # 2627 020 015 06400

BEING A BY-LAW TO REPEAL AND REPLACE BY-LAW NO. 500TJ-06,  
AN AMENDMENT TO ZONING BY-LAW NO. 500A-74, AS AMENDED,  
FOR LANDS MUNICIPALLY KNOWN AS 1156 CONCESSION 6 ROAD.

**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", "Rural (A) Zone – Site Specific", and "Open Space (OS) Zone – Site Specific" to "Rural (A) Zone", "Rural (A) Zone – Site Specific" and "Open Space (OS) Zone – Site Specific".
2. In lieu of the provisions of the "Rural (A) Zone", the following uses shall be permitted on those lands identified as "Rural (A) – Site Specific Zone" on the Schedule attached hereto and forming part of this By-law:
  - a) an *Estate Winery*
3. In lieu of the corresponding provisions of Zoning By-law 500A-74, as amended, Section 3.33 Estate Winery: Secondary Uses, the following provisions shall apply to those lands identified as "Rural (A) – Site Specific Zone"

Secondary Uses:

Accessory uses and structures including the following:

- a) a hospitality room with a maximum floor area of 55.33 m<sup>2</sup> (595.61 ft<sup>2</sup>)
- b) a hospitality room with a maximum floor area of 73.23 m<sup>2</sup> (788.25 ft<sup>2</sup>)
- c) an outdoor patio, with a maximum area of 121.4 m<sup>2</sup> (1304 ft<sup>2</sup>).

4. In lieu of the corresponding provisions of Zoning By-law 500A-74, as amended, Section 3.31 Restaurant Outdoor Patio, the following shall apply to the outdoor patio:
  - a) a maximum of four outdoor special events per year from April 15<sup>th</sup> to October 15<sup>th</sup> each calendar year are permitted
  - b) no amplified music or public address system shall be permitted
  - c) all outdoor activity shall cease by 11:00 p.m.
  - d) a maximum of 40 guests are permitted at each event
  - e) a maximum of 1 event shall be permitted per weekend, defined as Friday, Saturday and Sunday.
5. In addition to the provisions of Zoning By-law 500A-74, as amended, Section 18 "Open Space (OS) Zone", the following special provisions shall apply to those lands identified as "Open Space (OS) – Site Specific Zone" on the Schedule attached hereto:
  - a) Minimum setback from Bright Drain be 15 m (49.2 ft)
6. All other provisions of Zoning By-law 500A-74, as amended, shall continue to apply to the lands shown on the attached Schedule.
7. That the effective date of this By-law shall be the date of final passage thereof.

READ A FIRST, SECOND AND THIRD TIME THIS 11<sup>th</sup> DAY OF DECEMBER, 2017.

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LORD MAYOR, PAT DARTE

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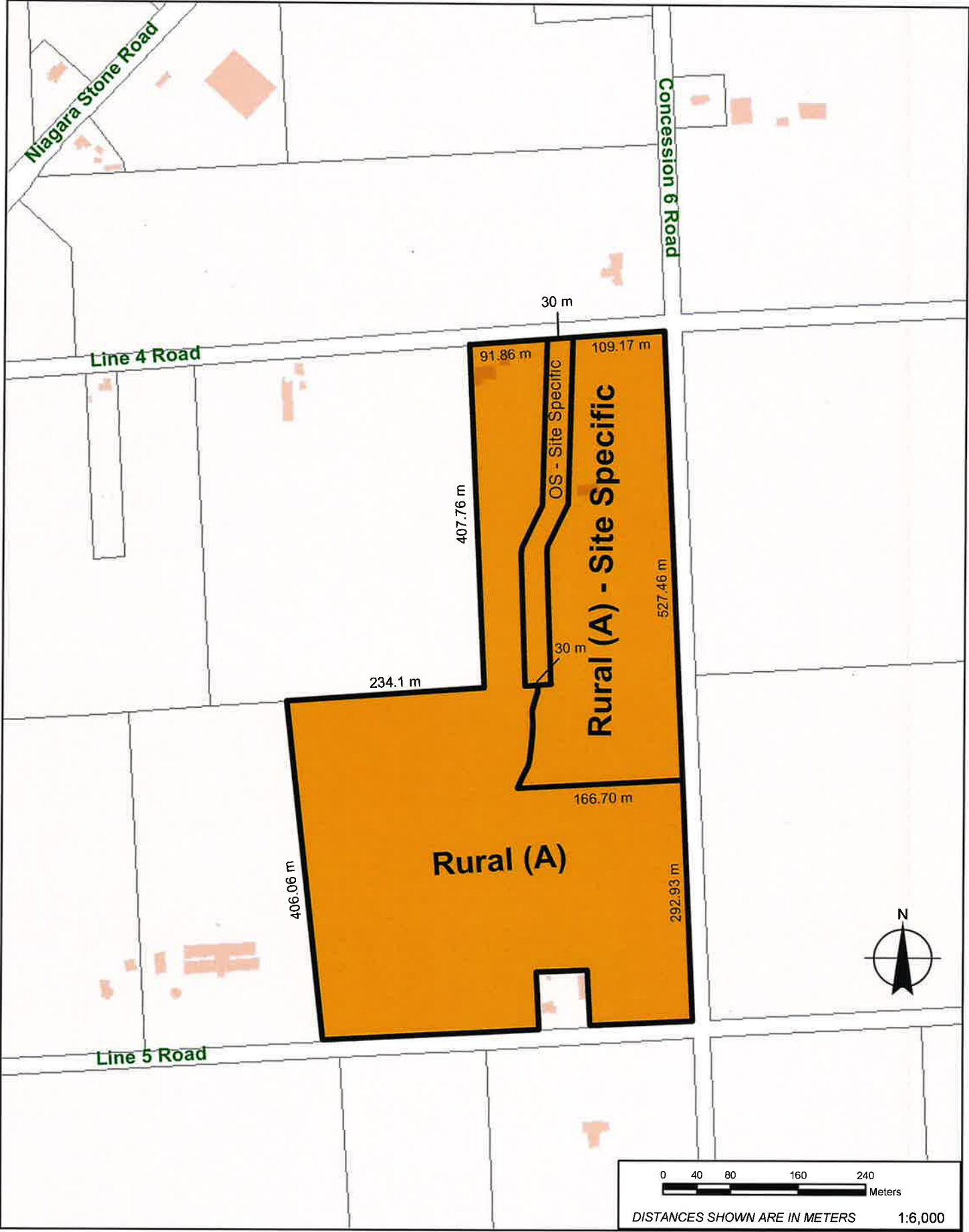
TOWN CLERK, PETER TODD

**EXPLANATION OF THE PURPOSE AND EFFECT OF  
By-Law 500XE-17**

This By-Law affects a parcel of land known municipally as 1156 Concession 6 Road, Niagara-on-the-Lake, more particularly described as Part Lot 15 on Reference Plan 30R-2851, Niagara-on-the-Lake, as well as the immediate adjacent agricultural property to the south.

The purpose of By-law 500XE-17 is to rezone a portion of the property known municipally as 1156 Concession 6 Road from "Rural (A) Zone", "Rural (A) Zone – Site Specific", and "Open Space (OS) Zone – Site Specific" to "Rural (A) Zone", "Rural (A) Zone – Site Specific" and "Open Space (OS) Zone – Site Specific" in order to allow the Estate Winery uses to continue on one parcel and no longer continue on the parcel which contains a dwelling.

This Zoning By-law Amendment facilitates a future consent application to permit a minor boundary adjustment between the subject properties.



MAP 'A' ATTACHED TO BY-LAW 500XE-17 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 11th DAY OF DECEMBER, 2017.

LORD MAYOR  
PAT DARTE

TOWN CLERK  
PETER TODD