

**THE CORPORATION**  
**OF THE**  
**TOWN OF NIAGARA-ON-THE-LAKE**  
**BY-LAW NO. 500XX- \_\_\_\_\_**  
**933 NIAGARA STONE ROAD**

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO PLANNING ACT TO AMEND BY-LAW NO 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 hereby further amended by changing the zoning of the subject lands identified on "Map A" (attached to and forming part of this By-Law) to "Rural (A) - Site Specific Zone ;
2. That subsection 21A Special Exceptions provisions is hereby further amended by adding the following:

933 NIAGARA STONE ROAD - NIAGARA ESSENTIAL OILS AND BLENDS (NEOB)

1. In addition to the permitted uses of "Section 4 - Rural (A) Zone", the following use shall apply on the subject lands:
  - a) Agricultural Market
  - b) Farm Storage & Processing Building
2. The following provisions shall apply;
  - a) For the purposes of this amending By-law only and for the land zoned Rural (A) - Site Specific Zone, the following definitions shall apply:

*Agricultural Market* shall mean “a building and land used for the year-round retail sale of plants, fresh & dried flowers, and products made from processed lavender and other plants grown on the subject property.”

*Farm Storage & Processing Building* shall mean “a building and land used for the year-round processing and storage of agricultural produce grown on the subject property.”

- b) The maximum gross leasable floor area for the *Agricultural Market* shall be 320m<sup>2</sup> (3,444 ft<sup>2</sup>)
  - c) The maximum gross leasable floor area for the *Farm Storage & Processing Building* shall be 695m<sup>2</sup> (7,481 ft<sup>2</sup>)
  - d) Off-street parking for the *Farm Storage & Processing Building* shall be provided at the rate of 1 (one) parking space per employee.
3. All other provisions of By-Law No. 500A-74, as amended from time to time, not considered in this By-law shall continue to apply to the lands described on Map A attached hereto and forming part of this By- Law.
4. That the effective date of this By-law shall be the date of the final passage thereof.

**READ AND PASSED** this            day of            , 2024

\_\_\_\_\_  
LORD MAYOR

\_\_\_\_\_  
TOWN CLERK



**LEGEND**



Part 1 - Rural (A) TO Rural (A) –Site Specific Zone

**933 Niagara Stone Rd, Niagara-on-the-Lake**  
**SCHEDULE 'A' TO ZONING BY-LAW AMENDMENT No. \_\_\_**

**MAYOR:** \_\_\_\_\_

**CLERK:** \_\_\_\_\_

