

**Explanation of the Purpose and Effect of
By-law XX**

The lands subject to the Zoning By-law Amendment are known municipally as 222 Gate Street, in Niagara-on-the-Lake, and unaddressed abutting lands to the southeast (“Subject Lands”). The Subject Lands are located in the Old Town settlement area on the east side of Gate Street, south of Queen Street, north of Johnson Street, and west of Victoria Street.

Purpose

The purpose of this By-law is to establish zoning conformity for the proposed hotel on the Subject Lands and to permit wedding ceremonies within the existing garden on the 124 Queen Street lands.

Effect

The effect of this By-law is to rezone the Subject Lands, Established Residential (ER) Zone to Site Specific Queen Picton Commercial (QPC-XX) Zone to facilitate the proposed hotel; and, Site Specific Open Space (OS-88) Zone to Site Specific Open Space (OS-XX) Zone to permit wedding ceremonies in the garden.

<i>Applicant:</i>	name
<i>File Number:</i>	X
<i>Report Number:</i>	x
<i>Assessment Roll Number:</i>	x

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 4316-09**

Part Lot 99 of Township Plan 86 Niagara Being Part 1 of Plan 30R3361 in the
Town of Niagara-on-the-Lake, known municipally as 222 Gate Street
&
Part Lot 99 & 100 of Township Plan 86 Niagara Being Parts 1 & 3 30R15764
Save & Except Part 2, 30R16064 in the Town of Niagara-on-the-Lake, with no
municipal address

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO PLANNING
ACT TO AMEND BY-LAW 4316-09, 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-1" of By-law 4316-09, as amended, is further amended by
changing the zoning of lands identified as Part 1 on Schedule A (attached to
and forming part of this By-law) from "Established Residential (ER) Zone" to
"Site Specific Queen Picton Commercial (QPC-XX) Zone".
2. Schedule "A-1" of By-law 4316-09, as amended, is further amended by adding
an additional use on Part 2 of Schedule A (attached to and forming part of this
By-law) and still zoned "Site Specific Open Space (OS-88) Zone".
3. That Schedule A (attached to and forming part of this By-Law) be included
and form part of the Town of Niagara-on-the-Lake Zoning By-law 4316-09 as
"Figure XX: 222 Gate Street";
4. That Subsection 7.14 – Site Specific Exceptions is hereby further amended by
adding the following:

“7.14.XX

Notwithstanding the provisions of the “Queen Picton Commercial” of Section 7 – Old Town Community Zoning District and Section 6 – Provisions of Zoning By-law 4316-09, the following provisions shall be applicable on those lands shown on Figure XX.

Interpretation

Where a parcel of land or lot falls into two or more zones, the zone boundary line shall be the lot boundary line for the purposes of applying zoning requirements.

Definitions

PATIO, OUTDOOR HOTEL means a platform that may be roofed and enclosed, with or without a foundation, generally attached to or abutting a hotel building with or without direct access to the ground, which is not more than 1.10 m (3.61 ft) above the finished grade.

PART 1

Queen Picton Commercial (QPC-XX) Zone

Minimum Lot Frontage	As Existing
Minimum Lot Depth	As Existing
Minimum Rear Yard Setback	1.3 metres
Maximum Lot Coverage	65%
Permitted yard projections and encroachments of unenclosed and uncovered porch, deck, balcony, patio and steps	2.25m front 1.70m rear
Minimum Loading Spaces for Non-Residential Building	0 spaces
Bicycle Parking Spaces	0 spaces

PART 2

Open Space (OS-88) Zone

Permitted Uses	Wedding Ceremony
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5. That the effective date of this By-law shall be the date of final passage thereof.

READ A FIRST, SECOND AND THIRD TIME THIS XX DAY OF XX, 2025.

LORD MAYOR

TOWN CLERK

DRAFT

<i>Applicant:</i>	name
<i>File Number:</i>	x
<i>Report Number:</i>	x
<i>Assessment Roll Number:</i>	x

QUEEN STREET





GATE STREET

VICTORIA STREET

PART 1
(QPC-XX)

PART 2
(OS-88)

LEGEND

-  PART 1 - FROM ESTABLISHED RESIDENTIAL (ER) ZONE TO SITE SPECIFIC QUEEN PICTON COMMERCIAL (QPC-XX) ZONE
-  PART 2 - OPEN SPACE (OS-88) ZONE

222 GATE STREET
SCHEDULE 'A' TO ZONING BY-LAW AMENDMENT No. ____

MAYOR: _____

CLERK: _____

