Explanation of the Purpose and Effect of

By-law 500XX-XX

The Subject Lands are described as 263 Concession Road 6, Niagara-on-the-Lake, particularly as Part of Lot 135 Niagara Part 1 30R512; Town of Niagara-on-the-Lake, Regional Municipality of Niagara.

Purpose

The purpose of this By-law is to rezone the Subject Lands to (i) protect the identified woodlot, (ii) permit additional agricultural-related uses on the Subject Lands and (iii) amend the minimum lot areas for the proposed severance of the Subject Lands.

The proposed additional permitted agricultural-related uses are as follows:

- A farm implement dealer (as defined in 2.31A of By-law 500A-74)
- An agricultural market (as defined in 2.2AA of By-law 500A-74)
- An accessory agricultural office

Effect

The effect of this By-law is to provide site-specific provisions to the Subject Lands to facilitate the proposal, pertaining to:

- Environmental Protection
- Minimum Lot Area
- Maximum Lot Coverage
- Permitting additional agricultural-related uses including a Farm Implement Dealer, an Agricultural Market, and an accessory Agricultural Office

THE CORPORATION

OF THE

TOWN OF NIAGARA-ON-THE-LAKE

BY-LAW NO. XXX XX-24

263 Concession Road 6
Roll #: 262702001903705

A BY-LAW TO AMEND BY-LAW NO. 500A-74, AS AMENDED, ENTITLED A BY-LAW TO REGULATE THE USE OF LANDS AND THE ERECTION, USE, BULK, HEIGHT, LOCATION, AND SPACING OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF NIAGARA-ON-THE-LAKE.

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 "B" of By-law 500A-74, as amended, is further amended by exception X of the zoning of the subject lands identified on Map 'A' attached to and forming part of this By-law

2. In addition to the permitted uses in the "Rural (A) Zone", the following uses shall be permitted on those lands shown as "Rural (A) – Site Specific Zone ":

The following uses are permitted for the Subject Lands:

- Farm Implement Dealer
- Agricultural Market

As an Accessory Use

- Agricultural Office

3. An Agricultural Office shall be defined as follows:

Agricultural Office: means an office building or use which is incidental or subordinate to a permitted agricultural or agricultural-related use

4. Notwithstanding, 3.4(b) of Zoning By-law 500A-74, an accessory agricultural office may be located in line or in front of the front line of the main building and shall comply with the yard requirements of the zone in which such building is situated.
5. Notwithstanding, 3.15 (d) of Zoning By-law 500A-74, a loading bay may be located within 80 feet (24.35 m) of a street line if the loading bay is wholly located within a building.

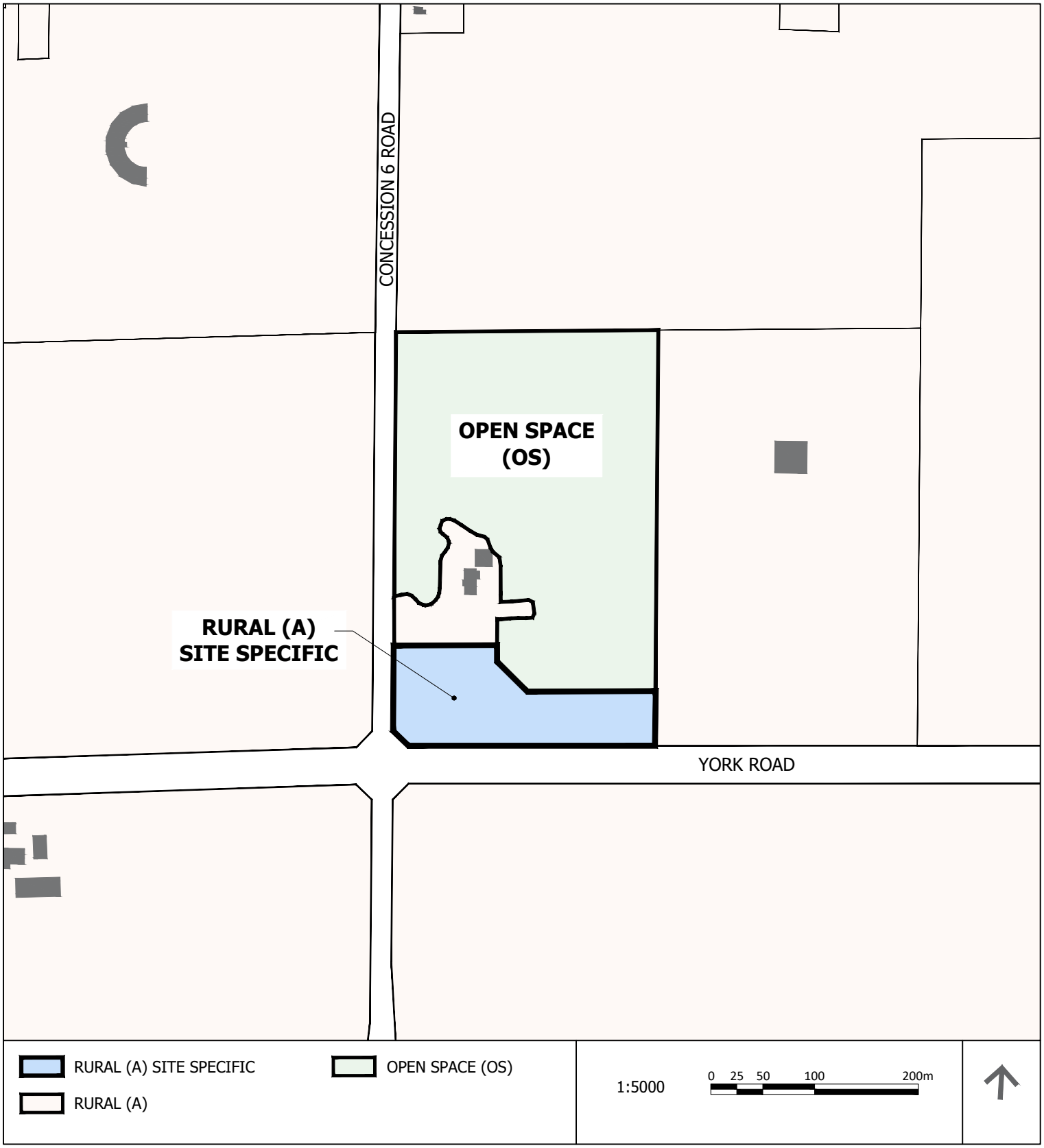
6. Notwithstanding the zoning provisions in Schedule F “Rural (A) Zone”, the following zoning standards shall apply on those lands shown as “Rural (A) – Site Specific Zone - XXX”:

LOT REQUIREMENTS	
Minimum Lot Area	1.8 ha
Maximum Lot Coverage	25%

7. All other provisions of Zoning By-law 500A-74, as amended, shall continue to apply to the subject lands.
8. That the effective date of this By-law shall be the date of final passage thereof.

READ A FIRST, SECOND AND THIRD TIME THIS XXTH DAY OF XX, 2024.

LORD MAYOR GARY ZALEPA	TOWN CLERK GRANT BIVOL


CONCESSION 6 ROAD
OPEN SPACE
(OS)
RURAL (A)
SITE SPECIFIC
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