

Explanation of the Purpose and Effect of

By-law 4316XX-25

The subject lands are municipally known as 85 Queen Street, and legally described as Part of Lots 39, 40, 57 and 58, Niagara Township Plan 86, Niagara-on-the-Lake.

Purpose

The purpose of this By-law is to rezone the lands as shown on Map 'A' (attached to and forming part of this By-law) from "Established Residential (ER) Zone" to "Queen Picton Commercial (QPC) – Site Specific Zone" to permit a change in the permitted use.

And further, to rezone the lands as shown on Map 'B' (attached to and forming part of this By-law) from "Queen Picton Commercial (QPC) Zone" to "Queen Picton Commercial (QPC) – Site Specific Zone".

Effect

The effect of this By-law is to rezone the subject lands now known as 85 Queen Street to "Queen Picton Commercial (QPC) – Site Specific Zone." with site-specific provisions for lot frontage, lot depth, lot coverage, building height, rear yard setback, loading bays and parking.

**THE CORPORATION OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 4316XX-25**

85 Queen Street
Roll # 2627 **010 0061 1900**

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 LANDS 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 the 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. That Schedule "A-1" of By-law 4316-09, 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 "Established Residential (ER) Zone" to "Queen Picton Commercial (QPC) – Site Specific Zone."
2. That Schedule "A-1" of By-law 4316-09, as amended, is further amended by changing the zoning on the subject lands identified on Map 'B' (attached to and forming part of this By-law) from "Queen Picton Commercial (QPC) Zone" to "Queen Picton Commercial (QPC) – Site Specific Zone."
3. That Subsection 7.14 Special Exceptions of By-Law 4316-09, as amended, is hereby further amended by adding the following section:

7.14.xxx 85 Queen Street – See Schedule 'A-1' (QPC-xxx)

7.14.xxx QPC-xxx Zone Requirements

In lieu of the corresponding provisions of Subsection 7.7 to Zoning By-law 4316-09, as amended, the following provisions shall apply to the lands shown on Map 'B' attached hereto:

- Minimum lot frontage 23.0 metres
- Minimum lot depth 44.0 metres
- Maximum lot Coverage 68.7%
- Minimum rear yard setback 6.0 m

- Maximum storeys 3 storeys above grade
- Maximum building Height 18.88m Fly tower
- Maximum building Height 13.43m Main building
- Loading bay requirement 1 bay
- On-site parking 0 parking spaces

4. 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 xxxx 2025.

LORD MAYOR GARY ZALEPA

TOWN CLERK DONNA DELVECCHIO

DRAFT