

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

A BY-LAW TO AMEND BY-LAW NO. 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 33 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. That Schedule 'A-14' of By-law 4316-09, is amended by changing the zoning of Part 1 identified on Schedule 'A' (attached to and forming part of this By-law) from "Residential (R1)" to "Residential Multiple (RM2-XX) – Site-Specific Zone".
2. That Section 10.12 – Site Specific Exceptions, as amended, is hereby further amended by adding the following subsection:
"10.12.XX.1 RM1-XX Zone Requirements

In lieu of the corresponding provisions of Subsection 10.4.2.3, and in addition to such provisions, the following provisions shall apply on the lands identified as "Residential Multiple (RM2-##) on Schedule "A-14":

(a)	Minimum lot area per unit	105 m ²
(b)	Maximum lot coverage	43%
(c)	Minimum front yard setback	
	(i) From front lot line to canopy	11.0 m
	(ii) From front lot line to building	14.0 m
(d)	Minimum interior side yard setback	
	From the north lot line:	
	(i) To parking ramp barrier	0.95 m

	(ii) to parking structure (iii) floors above parking structure	9.2 m 7.4 m
	From the south lot line: (i) to parking structure (ii) floors above parking structure	7.4 m 9.0 m; except that a maximum of 33% of the building wall can be located 7.4 metres from the southern lot line
(e)	Maximum building height	11.0 m
(f)	Minimum landscaped open space	35%

10.12.XX.3 Notwithstanding Section 6.39 of the Zoning By-law, 1.1 parking spaces per unit shall be required.

10.12.XX.3 Notwithstanding Section 6.44 of the Zoning By-law, a side yard projection of 1.2 metres is permitted for uncovered steps and balconies may project 0.3 metres into the side yard.

10.12.XX.4 Notwithstanding Section 6.46 of the Zoning By-law, a playground structure is permitted within a buffer strip and an aluminum fence 1.5 metres in height is permitted.

3. All other provisions of Zoning By-law 4316-09, as amended, shall continue to apply to the lands shown on the attached Schedule.

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

LORD MAYOR GARY ZALEPA

TOWN CLERK GRANT BIVOL

Map A to Zoning By-law Amendment



FOUR MILE CREEK ROAD

1839 FOUR MILE CREEK ROAD



Site Specific RM2-XX Zone