

Explanation of the Purpose and Effect of  
By-law XXX

The subject lands are located north of Penner Street and on the west side of Four Mile Creek Road, and legally described as: PT BLK 9 TP PL 85 NIAGARA; PT LT 1 TP PL 163 NIAGARA PT 1, 4, 5 30R9997, PT 1 TO 13 30R7281; S/T RIGHT IN RO512992; NIAGARA-ON-THE-LAKE.

Purpose

The purpose of this By-law is to rezone the subject lands to permit a proposed Day Care Centre in the basement of a seniors' living residence/

Effect

The effect of this By-law is to rezone the subject lands from "Virgil Community Zoning District – Residential Multiple (RM2) Zone" to "Virgil Community Zoning District – Residential Multiple (RM2-XX) Zone Site-Specific" with site-specific provisions to permit the use of a Day Care Centre.

<i>Applicant:</i> Tim Siemens (Pleasant Manor Retirement Village)
<i>File Number:</i> ZBA-XX-2025
<i>Report Number:</i>
<i>Assessment Roll Number:</i> 262702001302603

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

1743 Four Mile Creek Road and 15 Elden Street  
Roll 262702001302603

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 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.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE** enacts as follows:

1. Schedule "A-14" 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 "Virgil Community Zoning District – Residential Multiple (RM2) Zone" to "Virgil Community Zoning District – Residential Multiple (RM2-XX) Zone Site-Specific"
2. That Subsection 10.5.1 of By-law 4316-09, as amended, is hereby further amended by adding the following section:

**10.5.1 Pleasant Manor – See Schedule 'A-14' (RM2-XX)**

10.5.1 RM2-XX Zone Permitted Uses

The RM2-XX Zone includes all of the uses permitted under the RM2 Zone, and permits the use of a Day Care Centre.

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

READ A FIRST, SECOND AND THIRD TIME THIS \_\_\_<sup>th</sup> DAY OF \_\_\_\_\_,  
202\_.

\_\_\_\_\_  
LORD MAYOR GARY ZALEPA

\_\_\_\_\_  
TOWN CLERK GRANT BIVOL

DRAFT