

Explanation of the Purpose and Effect of By-law X

The subject lands are comprised of Parts of land known municipally as 52 and 56 Shaw's Lane in Niagara-on-the-Lake. The properties are located in the Old Town Settlement Area on the south-east side of Shaw's Lane.

Purpose

The purpose of this By-law is to establish Zoning provisions that facilitate the development of a three-unit townhouse dwelling.

The subject lands are zoned as Residential (R1-71) and require a Zoning By-law Amendment to be developed beyond existing uses. The proposed amendment will rezone the lands to Residential Multiple (RM1-XX) with site-specific provisions.

Effect

The effect of this By-law is to rezone the subject lands with site-specific Residential Multiple zoning to facilitate the development of 3 townhouse dwelling units.

Site specific provisions for an increased lot coverage are proposed.

Applicant:	X
File Number:	X
Report Number:	X
Assessment Role Number:	X

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

52 and 56 Shaw's Lane

A BY-LAW TO AMEND 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 B-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-2" of By-law 4316, 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 "Residential (R1-71) zone to Residential Multiple Site Specific (RM1-XX) zone.

2. That Map 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 X: Royal Albion Townhouse"

3. That Subsection 9.13 – Site Specific Exceptions of Section 7 – Old Town Community Zoning District is hereby further amended by adding the following:
7.14.X
Notwithstanding the provisions of the "Residential Multiple (RM1) Zone" of Section 7 – Old Town Community Zoning District, the following provisions shall be applicable on those lands shown on Figure X.

Site Specific Residential Multiple (RM1-XX)

Permitted Uses

- a) The uses permitted in the RM1 Zone
- b) Single detached dwellings

Zone Requirements For Townhouse Dwellings

The zone requirements for townhouse dwellings within the RM1 zone, save and except for:

<i>Maximum Lot Coverage for Interior Units</i>	<i>60%</i>
<i>Covered porch and deck encroachments</i>	<i>A covered porch or deck may encroach a distance of not more than 1 meter into a required front yard; and a distance of not more than 2.1 meters into a required rear yard</i>
<i>Uncovered parking area setbacks</i>	<i>No part of any parking area, other than a driveway shall be located closer than 0.6 meters to an interior side lot line.</i>

Zone Requirements for Single Detached Dwellings:

The requirements of the R1-71 Zone

- 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 __ DAY OF __, 2026.

LORD MAYOR

TOWN CLERK