

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE**

BY-LAW NO. 4316##-XX

25 and 43 Castlereagh Street

Roll # 262701000309000

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO *PLANNING ACT* 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 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. That Schedule 'A-1' of By-law 4316-09, is amended by changing the zoning of Lands identified on Schedule 'A' (attached to and forming part of this By-law) from "Institutional – 54 (I-54) Zone" in part and Established Residential (ER) Zone, in part to "Institutional (I-XX) – Site-Specific Zone".
2. That Section 7.14 – Site Specific Exceptions, as amended, is hereby further amended by deleting the subsection 7.14.54 and adding the following subsection:

7.14.XX 25 and 43 Castlereagh Street – See Map A (I-XX)

Notwithstanding the provisions of the "Old Town Community Zoning – Institutional (I) Zone", the following provisions shall apply to the lands identified as I-XX on Schedule 'A-1':

7.14.XX.1 I-XX Zone Requirements

In lieu of the corresponding provisions of Subsection 7.10.2, and in addition to such provisions, the following provisions shall apply on the lands identified as "Institutional (I-XX) on Schedule "A-1":

(a)	Minimum front yard setback of the existing buildings <i>(for the purpose of this site-specific zoning, the front yard will be that part of the lot that has frontage on Castlereagh Street)</i>	3.3 m & 10.1 m
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(b)	Maximum lot coverage	35%
(c)	Minimum interior side yard setback	3.0 m & 1.8 m
(d)	Minimum interior side yard setback for the existing building	0 m
(e)	Minimum exterior side yard setback of the existing building	6.61 m
(f)	Minimum rear yard setback	7.1 m & 5.0 m
(g)	Maximum building height	11.5 m
(h)	Minimum interior side yard setback for the existing shed	0.7 m
(i)	Minimum rear yard setback for the existing shed	1.2 m

7.14.XX.2 I-XX Buffer Strip

Notwithstanding the provisions of Subsection 7.10.3 of Zoning By-law 4316-09, as amended, a 3.0 m wide buffer strip adjacent to a residential zone is not required.

7.14.XX.3 I-XX Loading Space Requirements

Notwithstanding the provisions of Subsection 6.27 of Zoning By-law 4316-09, as amended, the minimum number of required loading spaces shall be 0 spaces.

7.14.XX.4 I-XX Parking Space Requirements

Notwithstanding the provisions of Subsection 6.39 and 6.42 of Zoning By-law 4316-09, as amended, the minimum number of required parking spaces, including accessible spaces, shall be 0 spaces.

7.14.XX.5 I-XX Yard Projection and Encroachment Requirements

Notwithstanding the provisions of Subsection 6.44 of Zoning By-law 4316-09, as amended,

- a. the unenclosed porch on 43 Castlereagh Street, shall be permitted to project up to the required front yard, and recognized as existing.
- b. the unenclosed porch and ramp on 25 Castlereagh Street, shall be permitted to project 3.77 m into the required front yard.

c. the fire escape shall be permitted to project 1.85 m into the required rear yard.

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

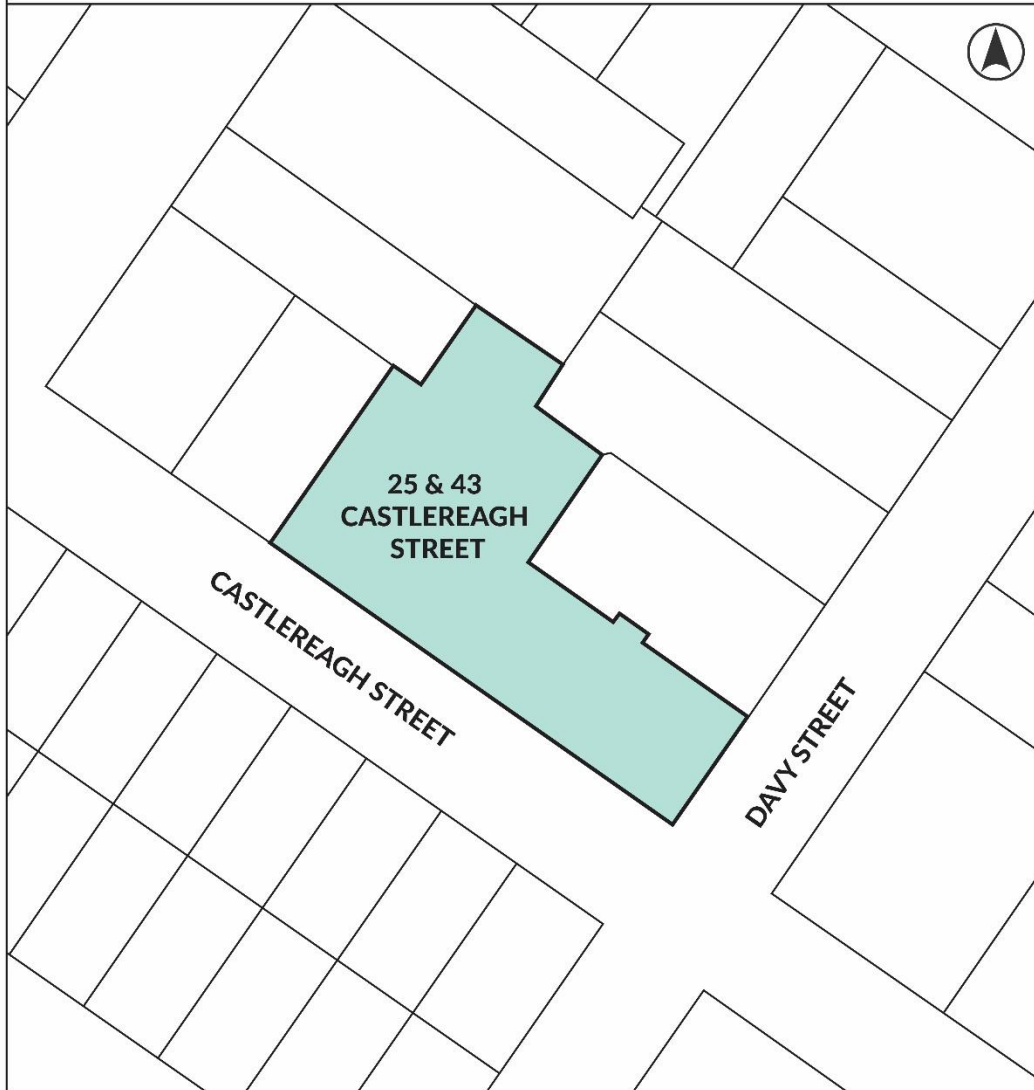
READ A FIRST, SECOND AND THIRD TIME THIS _____ DAY OF _____,
2026.

LORD MAYOR GARY ZALEPA


TOWN CLERK GRANT BIVOL

Schedule A

Map A to Zoning By-law Amendment ##



By-law No.XX-202X
THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY.LAW NO. XX
PASSED THIS XXth DAY OF XX, 202X

 Institutional (I-XX) - Site-Specific Zone

