

**Explanation of the Purpose and Effect of  
By-law XX-XX**

The subject lands are comprised of Parts of land known municipally as 170, 178, 184 and 192 Tanbark Road and an unaddressed parcel of land located on the south side of Warner Road in Niagara-on-the-Lake, more particularly described as Part 1 of Plan 30R-16377 in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara. The lands are more specifically known as Tawny Ridge Estates Phase 3 (Phase 2 Block 27) which fronts the south side of Warner Road.

Purpose

The purpose of this By-law is to rezone the property to permit the development of a Plan of Subdivision containing eighteen (18) residential street townhouse dwellings.

The subject lands are zoned Residential Multiple (RM1-H-40(b)) Site-Specific Holding Zone. The proposed amendment will rezone the lands to two new Residential Multiple (RM1-XX) Site-Specific Zones.

These lands represent what is now known as Phase 3 (Phase 2 Block 27) of the Tawny Ridge Estates Development.

Effect

The effect of this By-law is to rezone the subject lands from “St. Davids Community Zoning District - Residential Multiple 1 (RM1-H-40(b)) Site-Specific Holding Zone” to “Residential Multiple (RM1-XX) Site-Specific Zone to facilitate the development of five (5) blocks for eighteen (18) street townhouse dwellings.

<i>Applicant:</i>	St. Davids Riverview Estates Inc.
<i>File Number:</i>	X
<i>Report Number:</i>	x
<i>Assessment Roll Number:</i>	x

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

**BY-LAW NO. XXXX**

PART 1 OF PLAN 30R-16377

A BY-LAW TO AMEND BY-LAW NO. 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;

**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 "D" of By-law 4316-09, as amended, is further amended by changing the zoning of the subject lands identified on Schedule A (attached to and forming part of this By-law) from "Residential Multiple (RM1-H-40(b)) Site-Specific Holding Zone" to "Residential Multiple (RM1-XX) Site Specific Zone.
2. That Schedule 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: Tawny Ridge Estates – Phase 3";
3. That Subsection 9.13 - Site Specific Exceptions of Section 9 - St. David's Community Zoning District is hereby further amended by adding the following:

### 9.13XX Tawny Ridge Estates (Phase 3) – See Schedule A

Notwithstanding the provisions of the “Residential Multiple (RM1) Zone” of Section 9 – St. Davids Community Zoning District of Zoning By-law 4316-09, the following provisions shall be applicable on those lands shown on **Figure X** as Part 1.

(a)	Minimum lot frontage per unit - Interior unit - Exterior unit	6.1 m 7.8 m
(b)	Minimum lot area per unit - Interior unit - Exterior unit	155 m <sup>2</sup> 200 m <sup>2</sup>
(c)	Maximum lot coverage	55%
(d)	Maximum front yard setback to the main façade of the dwelling Minimum front yard setback to the front face of the garage	8.45 m 6.0 m
(e)	Minimum Interior Side Yard Setback - End Units having a height 5m or greater	1.50 m
(f)	Minimum Rear Yard Setback	6.0 m
(g)	Maximum Building Height	10.5 m

Notwithstanding the provisions of the “Residential Multiple (RM1) Zone” of Section 9 – St. Davids Community Zoning District of Zoning By-law 4316-09, the following provisions shall be applicable on those lands shown on **Figure X** as Part 2.

(a)	Minimum lot area per unit - Interior unit - Exterior unit	195 m <sup>2</sup> 265 m <sup>2</sup>
(b)	Minimum front yard setback to the front face of the dwelling/front porch Minimum front yard setback to the front face of the	2.5 m

	garage	6.0 m
(c)	Minimum Interior Side Yard Setback End Units having a height 5m or greater	1.50 m
(d)	Minimum Rear Yard Setback - Units having height 8m or greater	3.9 m
(e)	Maximum Building Height	10.5 m

10.12.XX In addition to the provisions of Section 6.40 of Zoning By-law 4316-09, Parking Space Requirements, Additional Provisions, on lands identified as Part 1 and Part 2 RM1-XX on Schedule 'A', the following provisions shall apply:

- 1) A Driveway shall be setback a minimum of 7.05 metres from an exterior property line and 0.10 metres from an interior property line.

10.12.XX In addition to the provisions of Section 6.44 of Zoning By-law 4316-09, Permitted Yard Projections and Encroachments, on lands identified as Part 1 RM1-XX on Schedule 'A', the following provisions shall apply:

- 1) Covered porch, patio or steps are included as permitted yard projections and encroachments
- 2) Unenclosed and uncovered or covered porch, patio or steps may project 2 metres into a required side yard.

On lands identified as Part 2 RM1-XX on Schedule 'A', the following provisions shall apply:

- 1) Covered porch, patio or steps are included as permitted yard projections and encroachments

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 X DAY OF X, 2026.

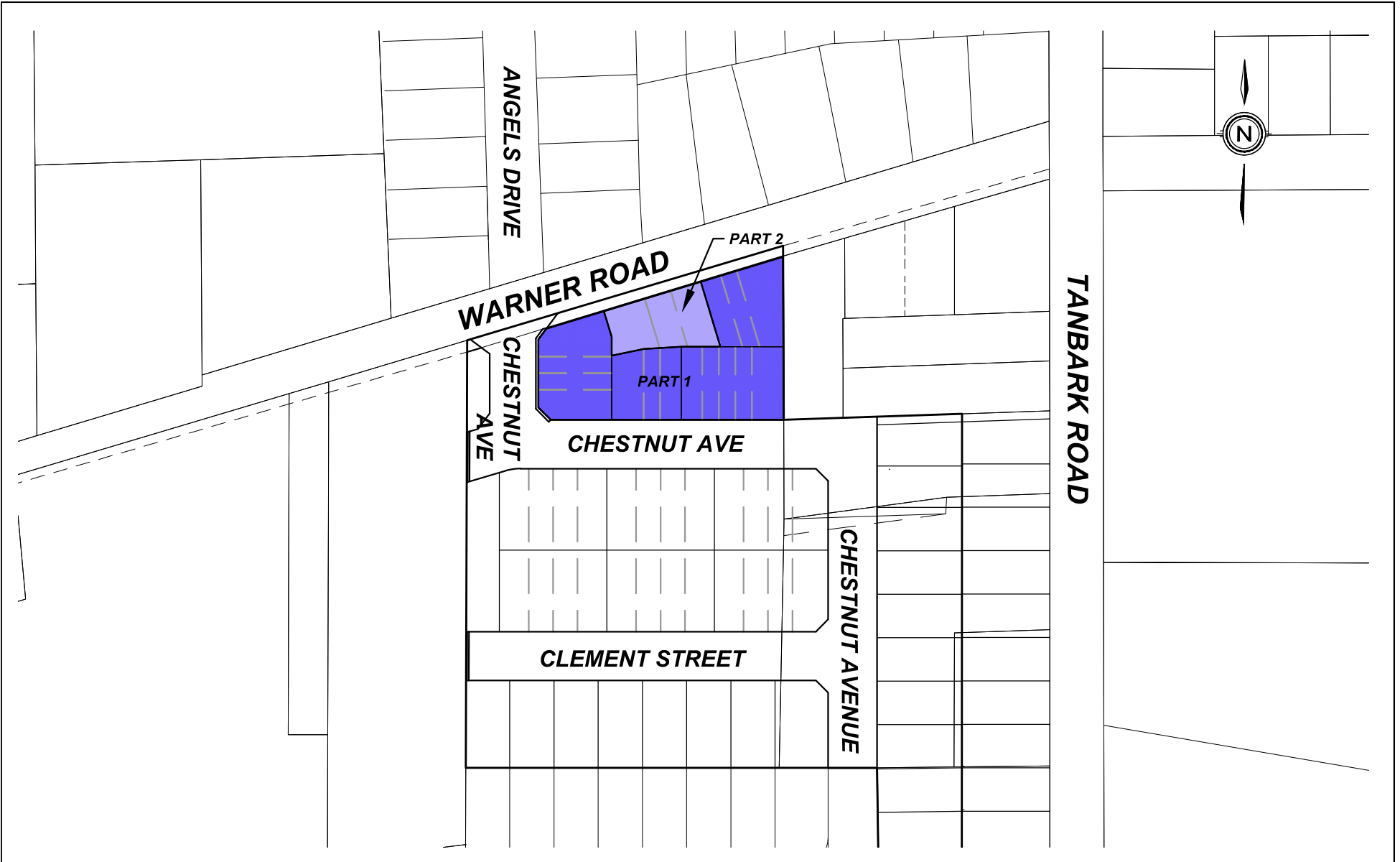
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LORD MAYOR

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TOWN CLERK

<i>Applicant:</i>	St. Davids Riverview Estates Inc.
<i>File Number:</i>	x
<i>Report Number:</i>	x
<i>Assessment Roll Number:</i>	x



**LEGEND**

 PART 1 - FROM RESIDENTIAL MULTIPLE (RM1-40(b)) SITE SPECIFIC ZONE TO RESIDENTIAL MULTIPLE (RM1-XX) SITE SPECIFIC ZONE

 PART 2 - FROM RESIDENTIAL MULTIPLE (RM1-40(b)) SITE SPECIFIC ZONE TO RESIDENTIAL MULTIPLE (RM1-XX) SITE SPECIFIC ZONE

**TAWNY RIDGE ESTATES - PHASE 3**

**SCHEDULE 'A' TO DRAFT ZONING BY-LAW AMENDMENT No. \_\_\_\_\_**

MAYOR: \_\_\_\_\_

CLERK: \_\_\_\_\_

