

## Explanation of the Purpose and Effect of

### By-law 500XX-26

The subject lands are a parcel of land described as 1231 Concession 2 Road, Niagara-on-the-Lake, more particularly described as Part of Township Lot 31, Town of Niagara-on-the-Lake, Regional Municipality of Niagara.

#### Purpose

The purpose of this By-law is to rezone the agricultural portion (Part 3) of the subject lands to prohibit the construction of a new residential dwelling in perpetuity and to recognize a reduced lot frontage. The severed parcel (Part 1) is to be rezoned to recognize site specific provisions pertaining to lot frontage, front yard setback and building height of an accessory building.

This By-law is required to fulfil a condition of consent to sever a residence surplus to a farming operation as a result of farm consolidation (**Consent Application B-xx/26**).

#### Effect

The effect of this By-law is to rezone Part 3 of the subject lands to "Agricultural Purposes Only (APO)" with site specific provisions pertaining to lot frontage and to rezone Part 1 to "Rural (A) Site Specific" with site specific provisions pertaining to lot frontage, front yard setback and building height of an accessory building.

**THE CORPORATION OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 500XX-26**

1231 Concession 2 Road  
Roll # 2627 020 002 109000

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO PLANNING ACT TO AMEND BY-LAW 500A-74, 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 the 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" of By-law 500A-74, 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 "Rural (A) Zone" to "Agricultural Purposes Only (APO) Zone – Site Specific."
2. That Subsection 21.A, Special Exceptions of By-law 500A-74, as amended, is hereby further amended by adding the following:

1231 Concession 2 Road

In lieu of the corresponding provisions of Schedule F to Zoning By-law 500A-74, as amended, is hereby further amended by adding the following:

- Minimum lot frontage 15.119 m

3. That Subsection 21.A, Special Exceptions of By-Law 500A-74, as amended, is hereby further amended by adding the following:

1231 Concession 2 Road

In lieu of the corresponding provisions of Schedule F to Zoning By-law 500A-74, as amended, the following provisions shall apply to the lands described as Part 1 shown on 'Map A' attached hereto:

- Minimum lot frontage 47.197 metres
- Minimum front yard setback 5.76 m
- Maximum height of an accessory building 6.85 m

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 XX DAY OF XXXX  
2026.

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LORD MAYOR GARY ZALEPA

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TOWN CLERK GRANT BIVOL