

**THE CORPORATION**  
**OF THE**  
**TOWN OF NIAGARA-ON-THE-LAKE**  
**BY-LAW NO. 500XX- \_\_\_\_\_**  
**727 EAST AND WEST LINE**

A BY-LAW PURSUANT TO SECTION 34 OF THE ONTARIO PLANNING ACT TO AMEND BY-LAW NO 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** 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" of By-Law 500A-74, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 2 on "Map A" (attached to and forming part of this By-Law) from "Rural (A) Zone" to "Rural (A-XX) Zone - Site Specific Zone";
2. That subsection 21.A Special Exceptions of By-Law 500A-74, as amended, is hereby further amended by adding the following:

727 EAST AND WEST LINE – NIAGARA ORCHARD AND VINEYARD CORPORATION (NOVC)

1. In addition to the permitted uses of "Section 4 – Rural (A) Zone", the following use shall apply on the subject lands:
  - a) Agricultural Supply & Service Facility
2. That all the uses permitted in a "Rural (A) Zone" shall continue to be permitted except that the following uses shall be prohibited on the lands shown on Schedule "A" attached:
  - a) Residential uses
3. Notwithstanding the provisions of the "Rural (A) Zone" the following provisions shall apply to those lands shown as "Part 2" on the Schedule attached hereto

- a) For the purposes of this amending By-law only and for the land zoned Rural (A-XX) - Site Specific Zone, the following definition shall apply:

*Agricultural Supply & Service Facility* shall mean “a building and land used for the storage & packaging of produce and the retail sale of trellising materials, crop protection products, fertilizer, containers, hand tools and ladders. The use shall not be limited to equipment rentals, farm implement repairs, purchase and processing of produce from local growers for resale, and integrated pest-monitoring programs.”

- b) The minimum lot area for the *Agricultural Supply & Service Facility* shall be 17,626m<sup>2</sup> (189,725 ft<sup>2</sup>)
- c) The maximum lot coverage for the *Agricultural Supply & Service Facility* shall be 36.72%
- d) Off-street parking for the *Agricultural Supply & Service Facility* shall be provided at the rate of 1 (one) parking space per employee.

- 4. Notwithstanding the provisions of the "Suburban Residential (RS) Zone" the following provisions shall apply to those lands shown as Part 1 on the Schedule attached hereto:

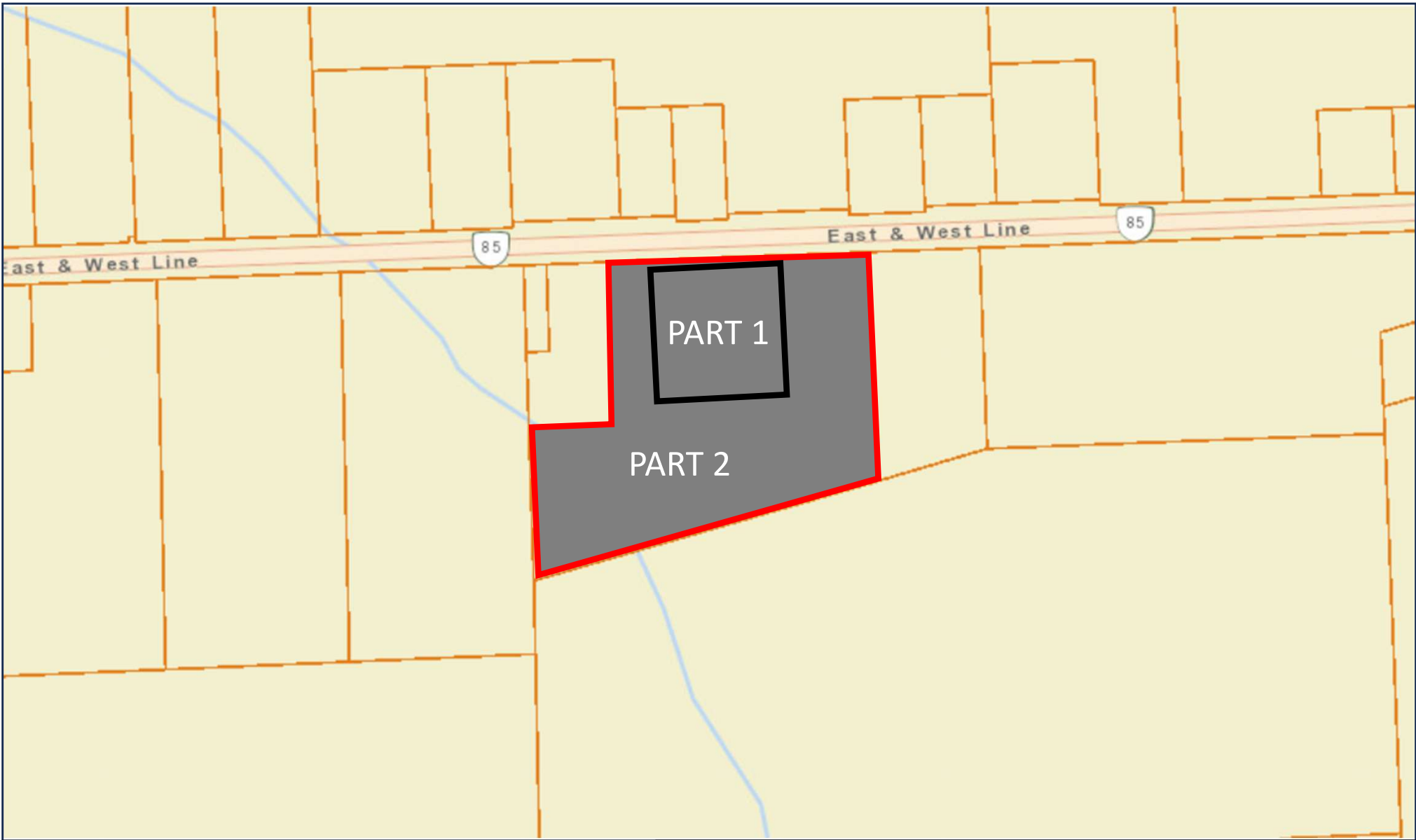
- a) The minimum depth shall be 58.02m (190 ft)
- b) The minimum front yard setback shall be 12.79m (42 ft)
- c) The minimum rear yard setback shall be 14.70m (48 ft)

- 3. All other provisions of By-Law No. 500A-74, as amended from time to time, not considered in this By-law shall continue to apply to the lands described on Map A attached hereto and forming part of this By- Law.
- 4. That the effective date of this By-law shall be the date of the final passage thereof.

**READ AND PASSED** this            day of            , 2026

\_\_\_\_\_  
LORD MAYOR

\_\_\_\_\_  
TOWN CLERK



**LEGEND**



Part 1 - Suburban Residential (RS)



Part 2 - Rural (A) TO Rural (A-XX) – Site Specific Zone

**727 East & West Line, Niagara-on-the-Lake**  
**MAP 'A' TO ZONING BY-LAW AMENDMENT No. \_\_\_\_**

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

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

