

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 the subject lands are municipally known as 727 East and West Line and are legally described as PT TWP LT 115 NIAGARA, PT 2 30R11307; S/T INTEREST IN RO352395; NIAGARA-ON-THE-LAKE;

AND WHEREAS the subject lands are currently zoned “Suburban Residential (RS) Zone” and “Rural (A) Zone” under By-law No. 500A-74, as amended;

AND WHEREAS the owner has applied to rezone the entirety of the subject lands to a site-specific “Rural (A-XX) Zone” to permit an Agricultural Supply & Service Facility while retaining the existing one-family dwelling on the lands;

AND WHEREAS this By-law conforms to the Town of Niagara-on-the-Lake Official Plan, is consistent with the Provincial Policy Statement, 2024, and is in conformity with the Niagara Official Plan, 2022;

AND WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has held a public meeting in accordance with Section 34(12) of the Planning Act, R.S.O. 1990, c. P.13, as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE enacts as follows:

1. Schedule “A” of By-law No. 500A-74, as amended, is hereby further amended by changing the zoning of the subject lands, as shown on Map “A” attached hereto and forming part of this By-law,

from “Suburban Residential (RS) Zone” and “Rural (A) Zone” to “Rural (A-XX) Zone – Site Specific Zone”.

2. Subsection 21.A Special Exceptions of By-law No. 500A-74, as amended, is hereby further amended by adding the following:

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

2.1. Permitted Uses

(a) Notwithstanding Section 4 of By-law No. 500A-74, as amended, in addition to the uses permitted in the “Rural (A) Zone”, the following uses shall be permitted on the subject lands:

(i) Agricultural Supply & Service Facility

2.2. Definition

For the purposes of this By-law, the following definition shall apply:

Agricultural Supply & Service Facility shall mean a building and land used for purposes directly related to and supportive of agricultural operations, including the storage and packaging of produce and the retail sale of trellising materials, crop protection products, fertilizer, containers, hand tools, and ladders. The use may include, but is not limited to, equipment rentals, farm implement repairs, the purchase and processing of produce from local growers for resale, and integrated pest-monitoring programs.

2.3. Zone Provisions

Notwithstanding Section 4 and Schedule “F” of By-law No. 500A-74, as amended, the following provisions shall apply to the subject lands:

(a) Minimum Lot Area

The minimum lot area shall be 21,673 m².

(b) Maximum Lot Coverage

The maximum lot coverage for all buildings and structures on the subject lands shall be 32%.

(c) Yard Setbacks

The minimum setbacks for all buildings and structures on the subject lands shall be as follows:

Minimum front yard setback: 15.24 m;

Minimum rear yard setback: 15.24 m;

Minimum interior side yard setback: 3.05 m.

(d) Parking

Off-street parking for the Agricultural Supply & Service Facility shall be provided at a rate of one (1) parking space per employee.

(e) Prevailing Provisions

Where the provisions of this section conflict with the provisions of the "Rural (A) Zone" under By-law No. 500A-74, as amended, the provisions of this section shall prevail.

(f) Building Height

The maximum building height shall be in accordance with the "Rural (A) Zone" provisions of Schedule "F" of By-law No. 500A-74, as amended.

(g) Existing Dwelling

Notwithstanding the provisions of this By-law, the existing one (1) single-family dwelling shall be deemed to comply with the provisions of the "Rural (A-XX) Zone".

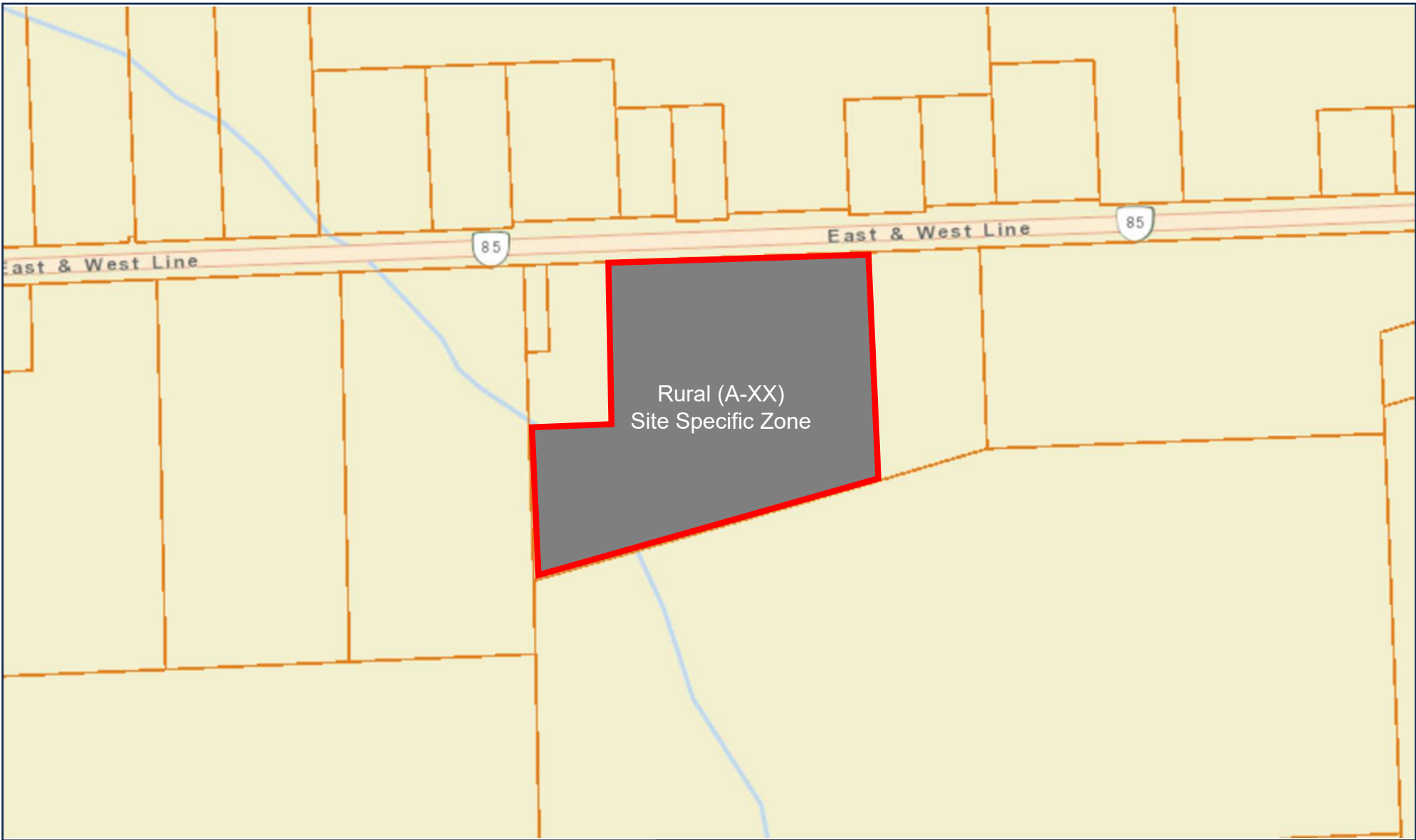
3. All other provisions of By-law No. 500A-74, as amended from time to time, not specifically varied by this By-law shall continue to apply to the subject lands.

4. This By-law shall come into force and take effect on the date of its final passage, subject to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

READ AND PASSED this day of , 2026

LORD MAYOR

TOWN CLERK



LEGEND



Rural (A-XX) – Site Specific Zone

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

MAYOR: _____

CLERK: _____

