

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

BY-LAW NO. 4316T-11

(Randwood Estate)

Roll No. 262701000200900

Roll No. 262701000200800

A By-Law pursuant to Section 34 and 36 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.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE ENACTS AS FOLLOWS:

1. Schedule "A-2" of By-Law No. 4316-09, as amended, be further amended by rezoning those lands shown on Schedule "1" and Schedule "2" attached hereto and forming part of this by-law to the identified site specific zones.
2. Notwithstanding the provisions of the "General Commercial (GC) Zone" of the Old Town Community Zoning District, the following provisions shall apply to the lands shown on Schedule "1" and Schedule "2" attached hereto identified as General Commercial – Randwood Estate (GC-56) Holding (H) Zone and Open Space – Randwood Estate (OS-56) Holding (H) Zone.

General Commercial – Randwood Estate (GC-56) Holding (H) Zone

2.1 Permitted Uses:

- a) A hotel with a maximum of one hundred and six (106) rooms
- b) A conference centre
- c) An artist studio(s) and learning centre
- d) An art gallery
- e) A restaurant
- f) An outdoor patio
- g) Accessory buildings and structures

2.2 Zone Requirements:

- a) Minimum lot frontage.....300 m (984.2 ft)
- b) Minimum lot depth.....120 m (393.7 ft)

- c) Minimum landscaped open space..... 50%
- d) Maximum lot coverage..... 12%
- e) Minimum main building setbacks in accordance with Schedule "2" attached.
- f) Minimum vehicular access ramp setback.....30.48m (100 ft.)
- g) Maximum building height.....17.35m (57 ft)
- h) Maximum seating capacity for restaurant.....200 seats
- i) Maximum number of rooms for the hotel..... 106
- j) Maximum ground floor area of all buildings in the commercial zone.....4181 m² (45000 ft²)
- k) Maximum floor area of spa185.8m² (2000 ft²)
- l) Maximum ground floor area of Arts & Learning Centre 1250m² (13,463 ft²)
- m) Devonian House:
No other commercial use shall be permitted except for a maximum of 8 guest rooms associated as part of the hotel use.

3. That Section 5—Definitions of By-Law No. 4316-09, as amended, be further amended by adding the following definition as Section 5.104A as follows
 "CONFERENCE CENTRE means a building used for social or cultural activities, hosting of banquets or receptions and meetings. Facilities may include meeting rooms, auditoriums, kitchen facilities, banquet rooms and other compatible accessory facilities contained within the building."

4. Notwithstanding the provisions of the "Open Space (OS) Zone" for the Old Town Community Zoning District only the following uses shall apply to those lands identified as Open Space – Randwood Estate (OS-56) Holding (H) Zone on Schedule "1" attached hereto:

Open Space – Randwood Estate (OS-56) Holding (H) Zone

4.1 Permitted Uses:

- Pedestrian and carriage pathways
- Existing structures
- Stormwater management facilities
- Parking spaces to a maximum of 50 spaces
- Walls along John and Charlotte Streets
- Accessory landscaping structures or uses

4.2 Zone Requirements

A minimum setback for accessory structures shall be 7.5m (24.6ft) from all property lines.

- 5. Notwithstanding Section 6.39 Parking Space Requirements of By-Law No. 4316-09, as amended; a minimum of 250 parking spaces shall be required.
- 6. No amplified music or public address system shall be utilized outdoors.

7. All other provisions of Zoning By-Law 4316-09, as amended, shall continue to apply to the lands shown on the attached Schedule.
8. The Holding (H) Zone shall not be lifted from the General Commercial – Randwood Estate (GC-56) Holding (H) Zone and Open Space – Randwood Estate (OS-56) Holding (H) Zone until such time as applicant has received site plan approval from the Town of Niagara-on-the-Lake.

If no notice of objection is filed with the Clerk within the time provided, this By-Law shall come into force and take effect on the date of passing by the Council of the Corporation of the Town of Niagara-On-The-Lake in accordance with Section 34 and 36 of the Planning Act, R. S. O. 1990.

If a notice of objection is filed with the Clerk, this By-Law shall become effective on the date of passing hereof, subject to receiving the approval of the Ontario Municipal Board.

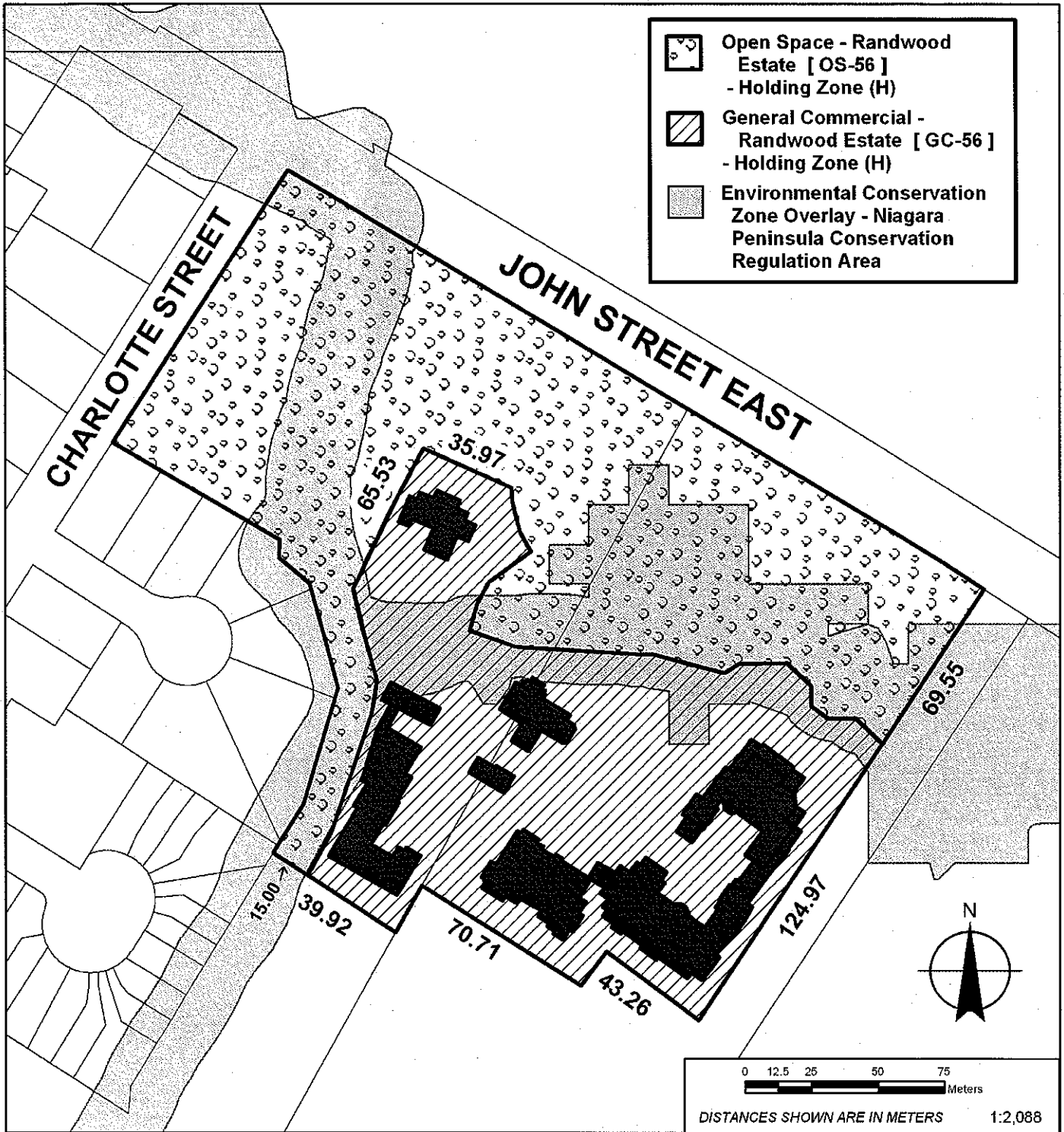
READ A FIRST, SECOND AND THIRD TIME THIS 12th DAY OF DECEMBER, 2011.



LORD MAYOR DAVE EKE



TOWN CLERK HOLLY DOWD



SCHEDULE 1

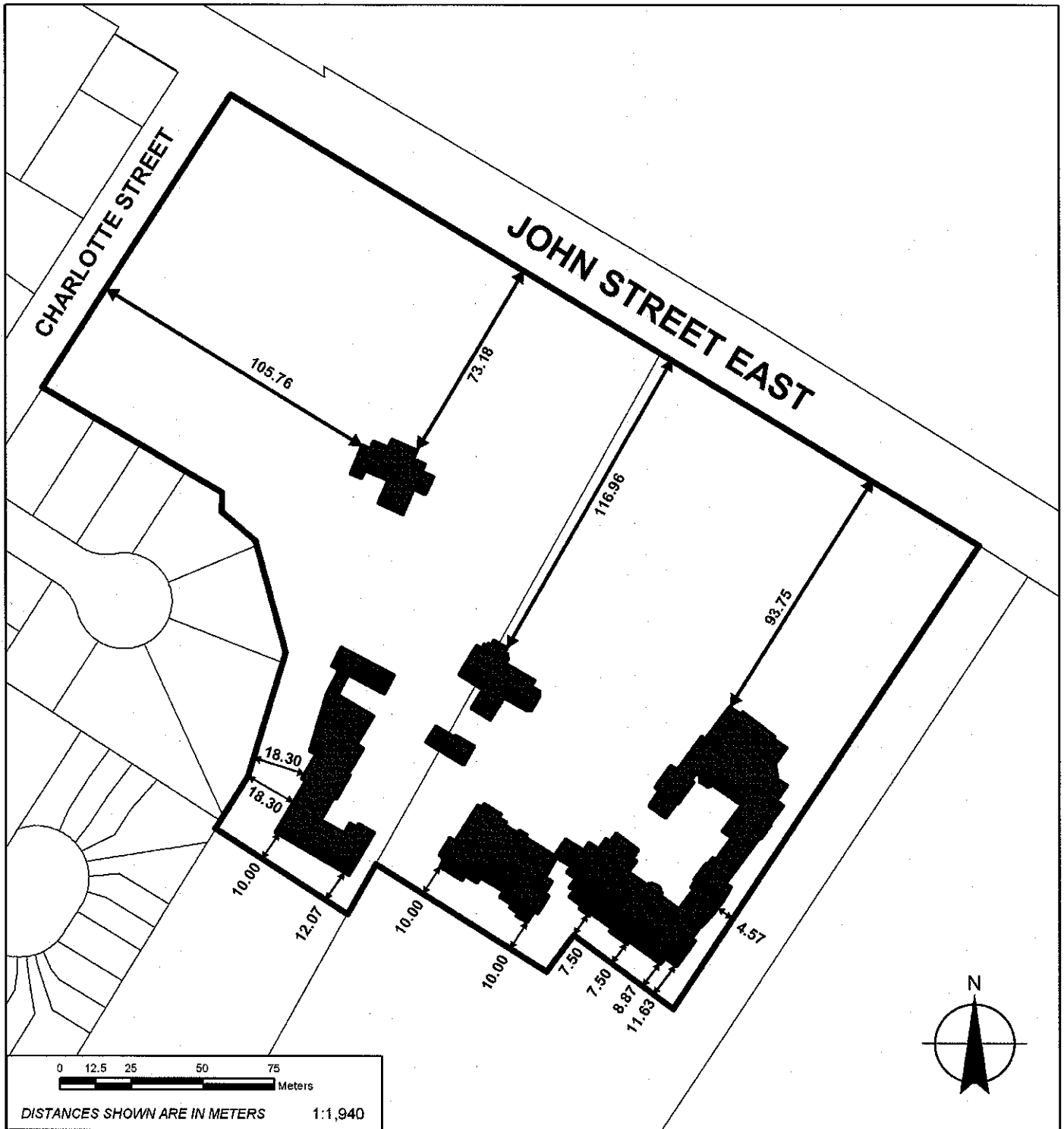
BY-LAW 4316T-11 BEING AN AMENDMENT TO SCHEDULE "A-2" OF ZONING BY-LAW 4316-09, AS AMENDED, OF THE TOWN OF NIAGARA-ON-THE-LAKE, AS PASSED ON THE 12th DAY OF DECEMBER, 2011.

[Signature]

**LORD MAYOR
DAVE EKE**

[Signature]

**TOWN CLERK
HOLLY DOWD**



SCHEDULE 2

BY-LAW 4316T-11 BEING AN AMENDMENT TO SCHEDULE "A-2" OF ZONING BY-LAW 4316-09, AS AMENDED, OF THE TOWN OF NIAGARA-ON-THE-LAKE, AS PASSED ON THE 12th DAY OF DECEMBER, 2011.

**LORD MAYOR
DAVE EKE**

**TOWN CLERK
HOLLY DOWD**