

**21.A.112** 1140 AIRPORT ROAD & 221 NIVEN ROAD (HERITAGE WOODS GOLF COURSE, PEACH TREES EXECUTIVE GOLF, OPEN SPACE USES)  
(By-law 5000W-01) [Roll No: 0200180520000 & 0200080140000 & 0200080160200]

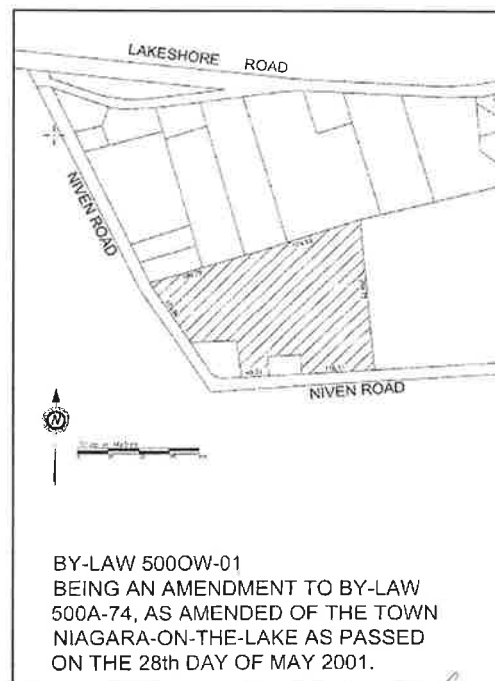
1. That Section 4 - RURAL (A) ZONE of Zoning By-law 500A-74, as amended is further amended by deleting Section (c) Open Space Uses in its entirety.
2. That Schedule "A" of By-law 500A-74, as amended, is further amended for those lands shown on the Schedules attached hereto (\*) and forming part of this By-law by zoning the land "Rural (A) - site specific - Zone".
3. Notwithstanding anything contained in By-law 500A-74, as amended, to the contrary the lands shown on the Schedules attached hereto and forming part of this By-law shall permit in addition to the uses permitted in the "Rural (A) Zone" the following:
  - a) A golf course as defined in Section 2.36
  - b) A driving range or other outdoor sports practice facility.
    - For the purposes of this By-law a driving range or other outdoor sports practice facility shall mean a public or private area operated for the purpose of developing golfing techniques and similar sporting techniques.
  - c) A clubhouse as defined in Section 2.15A including an outdoor patio.
    - The sale of over the counter pre-packaged foods and/or beverages including an outdoor barbeque is permitted as an ancillary use to the golf course, driving range use or other outdoor sports practice facility located on site.
    - A restaurant and commercial cooking equipment designed to be in a building and requiring a permit under the Ontario Building code is not permitted. Banquet facilities are not permitted.
  - d) A pro shop:
    - For the purposes of this By-law a pro shop shall mean a building or part of a building where golf and golf related items or items related to any other outdoor sports practice facility located on site are stored, offered or kept for sale at retail and includes storage and repair areas. The retail area for the Pro shop is limited to a maximum size of 92.9 m<sup>2</sup> (1000 ft<sup>2</sup>).
  - e) A miniature golf course is not permitted.
4. The following special provisions shall apply for the permitted uses listed in Section 3 of this By-law:
  - Lot Area: Existing at the time of the passing of this by-law.
  - Setbacks: Any new main buildings constructed after the passage of this By-law such as the clubhouse or pro shop: 30.5 m (100 ft) from any property boundary.  
  
Any new accessory constructed after the passage of this by-law: 3.05 m (10ft) from any rear and interior side property line.
  - Parking: One space for each hole plus one space for every 18.6 m<sup>2</sup> (200 ft<sup>2</sup>) of public area in a building. Public area includes any floor space to which the public has access but does not include public washrooms.

Maximum Main Building Height: ..... 11 m (36 ft).

Maximum lot coverage for all buildings: ..... 5% of the total lot area.

5. For the purposes of this By-law an 'outdoor patio' means an outdoor roofless unenclosed area for the purposes of serving food and beverages as provided for in Section 3(c) of this By-law to the patrons of the golf course or driving range use. The following provisions shall also apply for the outdoor patio permitted herein:
  - a) Maximum size - 92.9 m<sup>2</sup> (1000 ft<sup>2</sup>)
  - b) Parking - one space for every 27.8 m<sup>2</sup> (300 ft<sup>2</sup>) of patio area.
  - c) Outdoor patios shall operate between 8 a.m. and 11 p.m.
  - d) Outdoor patios shall operate between March 1 to October 31 each calendar year.
  - e) All outdoor lighting shall be directed downward and away from any home located on an adjacent property.
  - f) Outdoor entertainment, public address systems or music shall not be permitted in conjunction with an outdoor patio.
  
6. All other provisions of the "Rural (A) Zone" shall continue to apply to the lands shown on the attached Schedules.

\*(Schedules are attached to By-law 500OW-01)

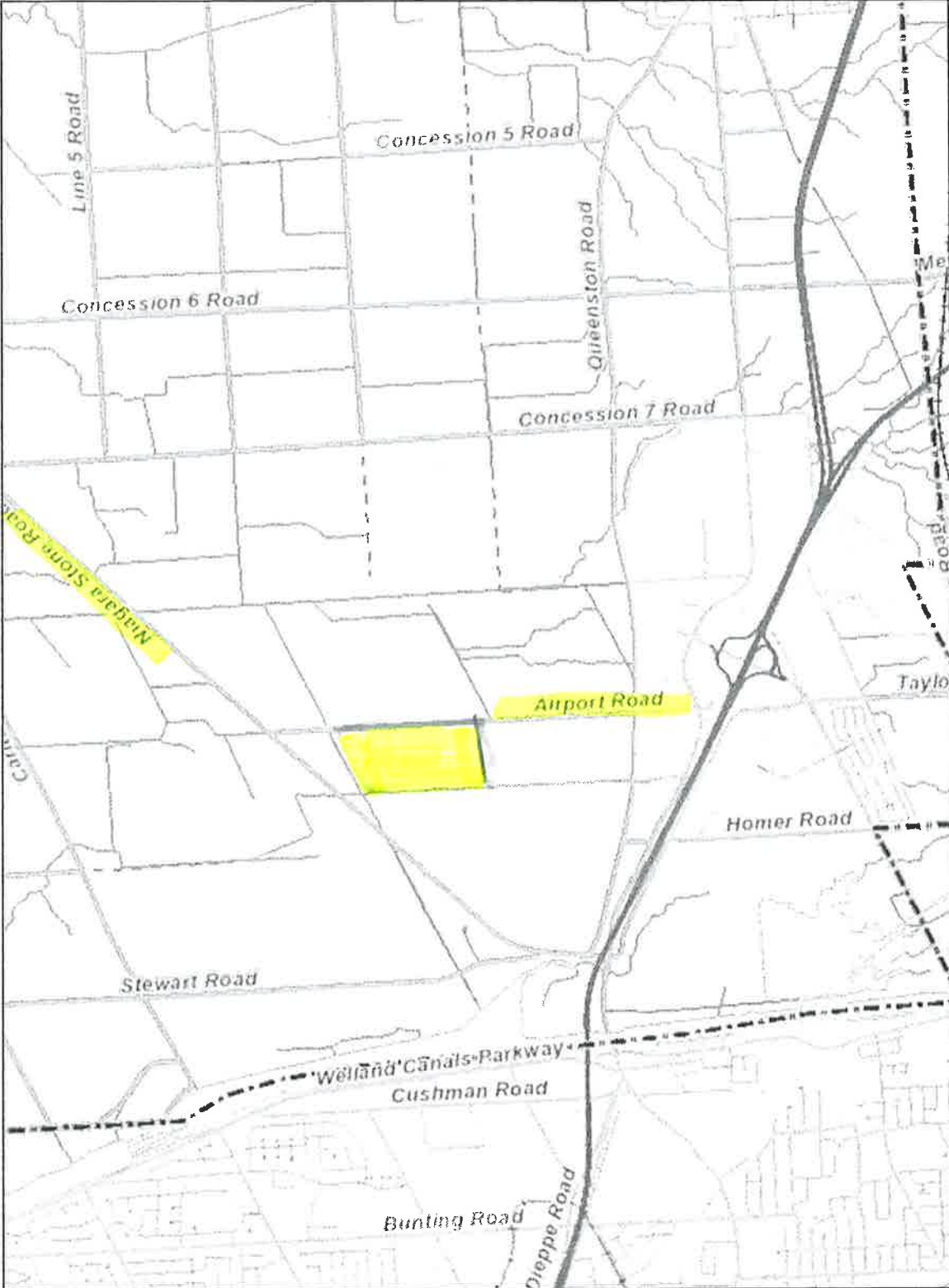


# Niagara Navigator

Niagara Region



Legend



Notes



2.0 Kilometers

1.02

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2.0

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