



Public Meeting – 1570 Niagara Stone Road

Zoning By-law Amendment (ZBA-05-2023)

June 13, 2023

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Agenda

- Development Process
- Proposal and Location
- Provincial, Regional and Town Planning Policies
- Zoning By-law Amendment
- Town, Agency and Public Comments
- Next Steps
- Questions/Comments



Development Process

**Application for
Consent to Sever
(Provisional
Approval May 18,
2023)**

**Application for Zoning
By-law Amendment
(Under Review)**

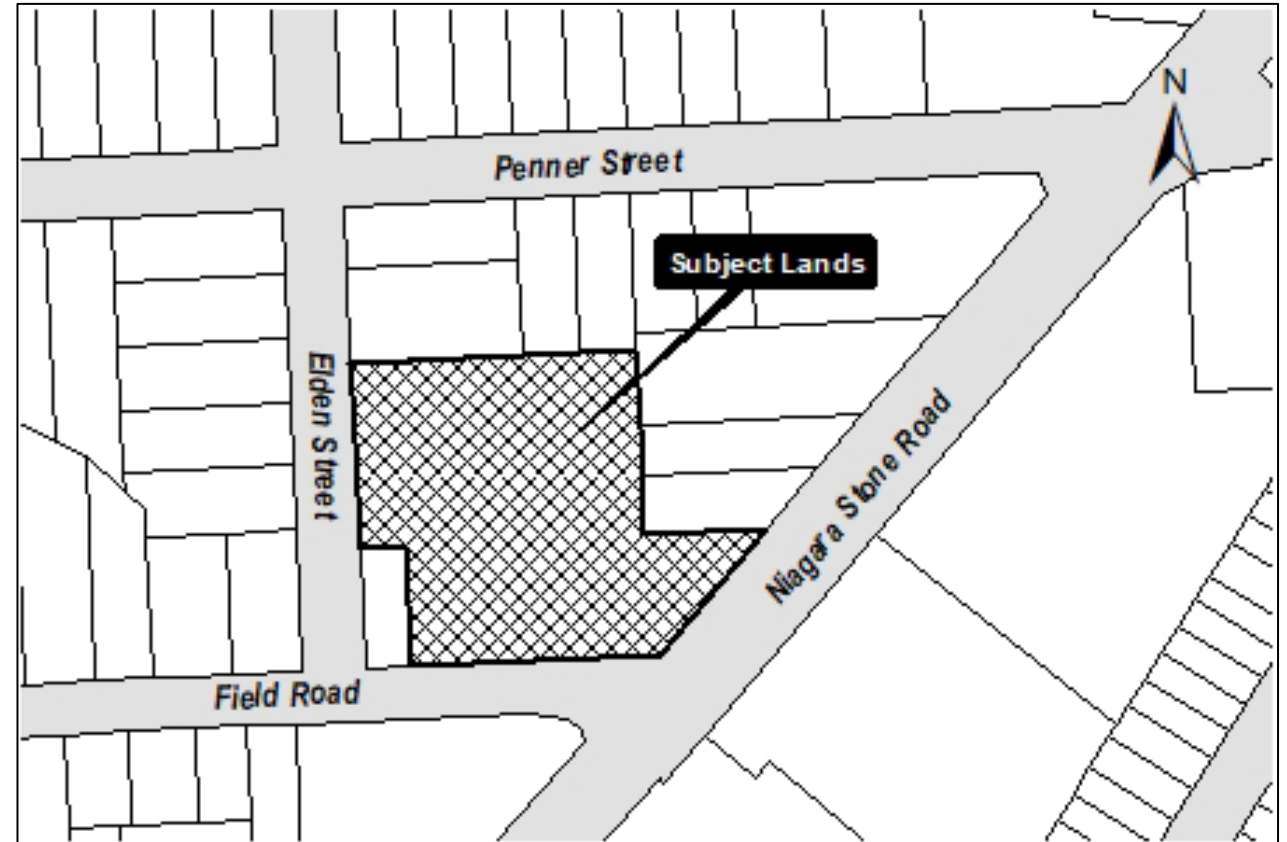
**Fulfillment of
Conditions of
Consent to Sever
(TBD)**

Proposal

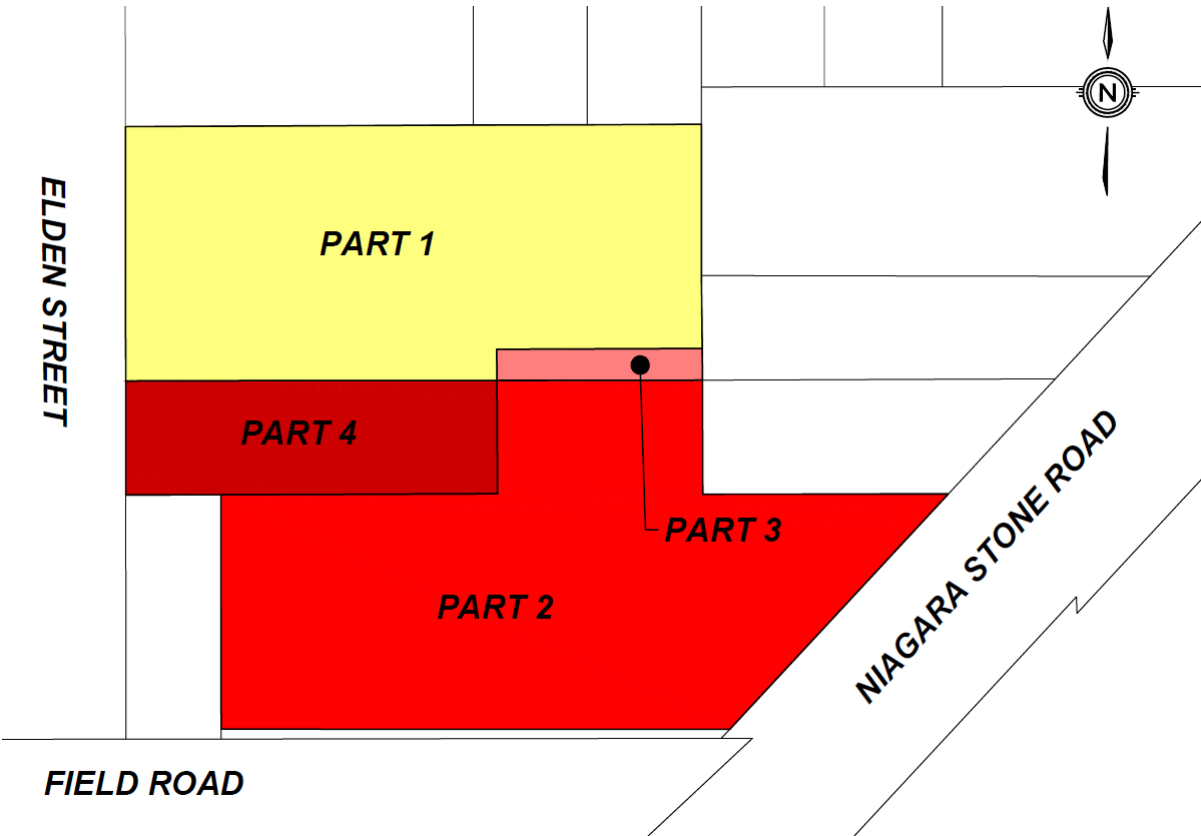
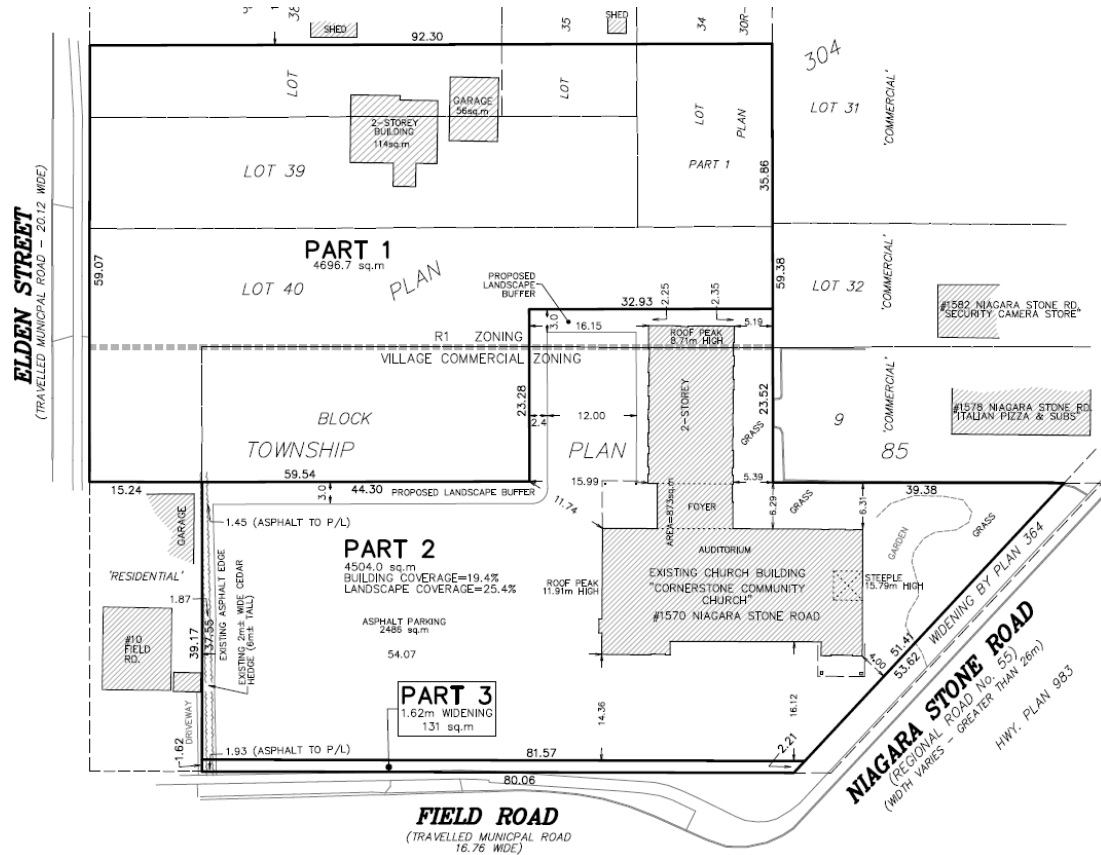
- Application for Zoning By-law Amendment
- The Amendment is proposed to satisfy a condition of a severance to separate lands containing a church from lands for future development on Elden Street
- The Application requests to rezone the south portion of the subject lands containing an existing church building and part of a parking lot to a site-specific “Village Commercial (VC) Zone” to address an interior side yard setback, reduced buffer strip and existing building height
- The Application also requests to rezone the north portion of the subject lands with access to Elden Street to add a “Holding (H)” symbol to the current “Residential (R1) Zone” and “Village Commercial (VC) Zone” to require a future Zoning By-law Amendment prior to any development

Location

- East side of Niagara Stone Road, north side of Field Road and west side of Elden Street
- Subject lands currently contain a church, associated parking lot, a single-detached dwelling and a garage
- Surrounding lands used for residential and commercial purposes

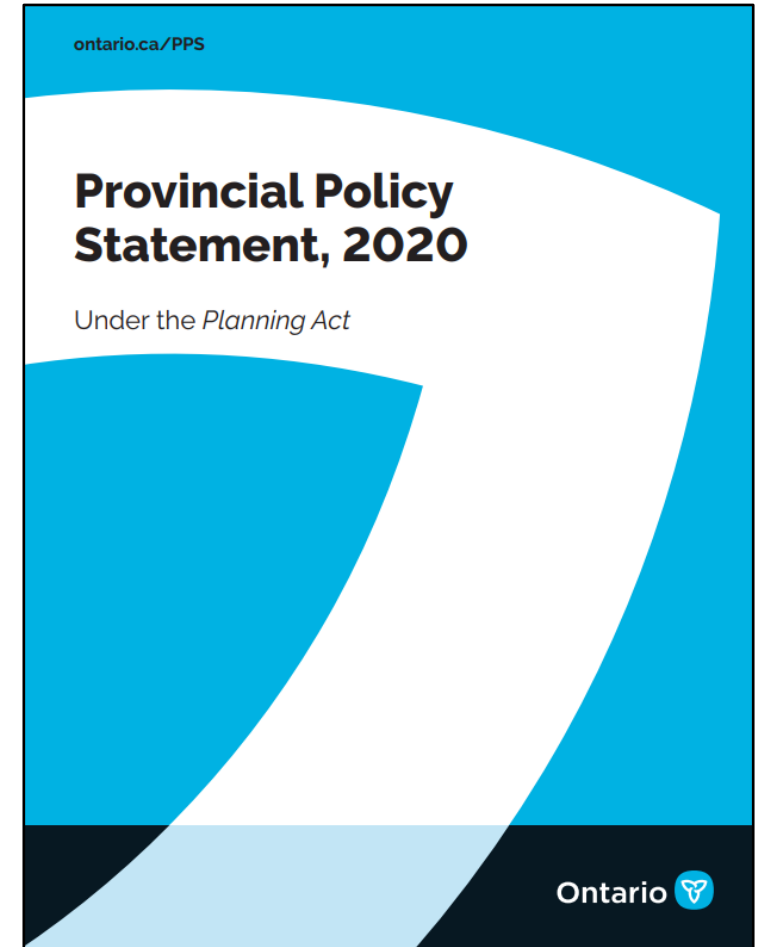


Conceptual Plan



Provincial Policy Statement (2020)

- “Settlement Area”
 - Focus of growth and development
- Healthy, livable and safe communities
- Densities and a range and mix of land uses that:
 - Efficiently use land and resources;
 - Efficiently use infrastructure and public service facilities;
 - Minimize negative impacts to air quality and climate change;
 - Promote energy efficiency;
 - Support transit and active transportation



A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

- “Settlement area” and “delineated built-up area”
- Achievement of complete communities that provide:
 - Diverse mix of land uses
 - Mix of housing options
 - Access to transportation options, public services, open spaces/parks, food options
 - Compact built form and vibrant public realm
 - Mitigate climate change



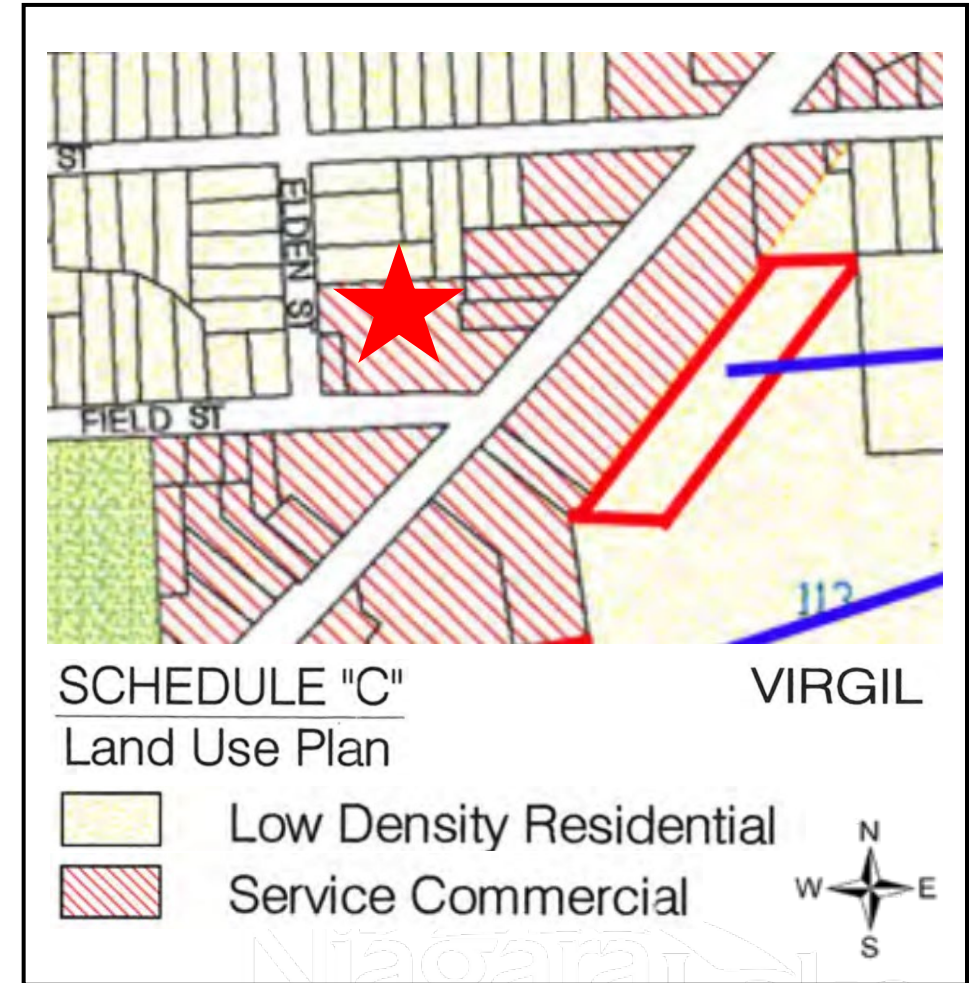
Niagara Official Plan (2022)

- “Delineated Built-up Area”
- Direct growth and development to Urban Areas
- Build compact, mixed use, transit supportive, active transportation friendly communities
- Diverse mix of land uses to support creation of a complete community
 - Range of employment and housing options
- Efficient use of municipal sewage and water services
- Town residential intensification target of 25% annually



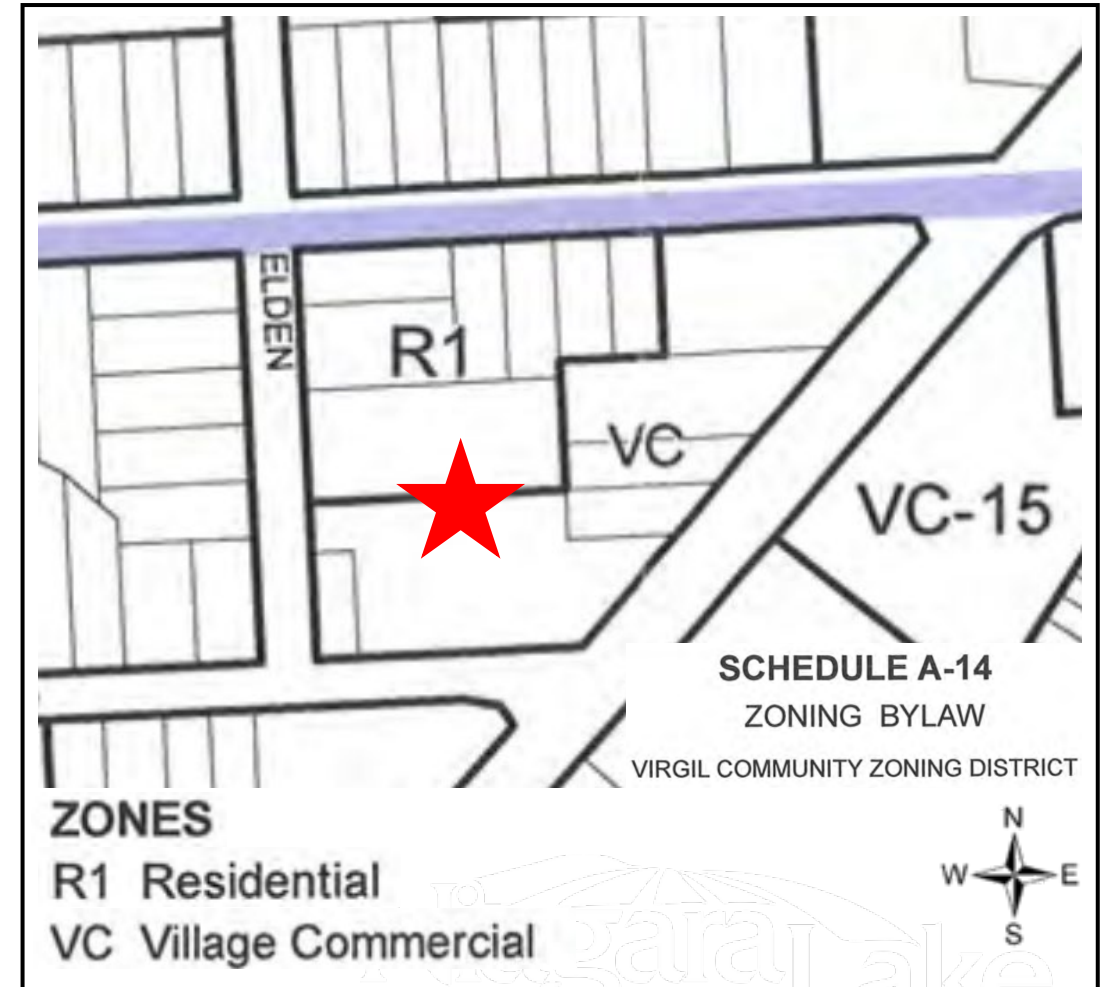
Town Official Plan, 2017, as amended

- Within the Urban Area Boundary
- Designated “Low Density Residential” and “Service Commercial”
 - “Low Density Residential” designation permits for single-detached dwellings
 - “Service Commercial” permits for retail commercial uses
- Accommodate 15% of intensification in Built-up Area



Zoning By-law 4316-09, as amended

- Currently zoned “Residential (R1) Zone” and “Village Commercial (VC) Zone” on Schedule A-14 of Zoning By-law 4316-09, as amended



Requested Zoning

Lands fronting Niagara Stone Road are proposed to be rezoned to a site-specific “Village Commercial (VC) Zone” with the following provisions:

Zone Requirement	Village Commercial (VC) Zone Standard	Proposed Site-Specific VC Zone
Minimum interior side yard setback where the interior side yard abuts a residential zone	4.5 metres	2.25 metres
Maximum building height	10.5 metres	As existing or 10.5 metres
Where the interior side yard of a lot zoned VC abuts a residential zone, a strip of land adjacent to the adjoining lot line being a minimum of 3.0 metres in width shall be used as a buffer strip.	3.0 metres	1.45 metres

The Application proposes to add a “Holding (H)” provision to the existing “Residential (R1) Zone” and “Village Commercial (VC) Zone” lands fronting Elden Street.

Consultation: Town and Agency Comments

- Building – No objection.
 - Finance – No objection.
 - Fire & Emergency Services – No objection.
 - Heritage – No objection.
 - Operations – No objection.
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- Enbridge Gas – No objection.
 - Niagara Region – No objection.

Consultation: Public Comments

- Open House on May 16, 2023
 - Four (4) members of the public in attendance with questions received regarding future development on new parcel
- One (1) written comment received:
 - Concerns about future development and impacts to traffic, recommendation for affordable housing for Seniors

Next Steps

- Review the Application materials
- Comments provided to the Applicant
 - Applicant given opportunity to respond to comments and/or make revisions
- Provide future recommendation report to Council





**Thank you.
Any Questions?**