



Public Meeting – 95 Johnson Street

Zoning By-law Amendment (ZBA-25-2023)

April 9, 2024

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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



Proposal

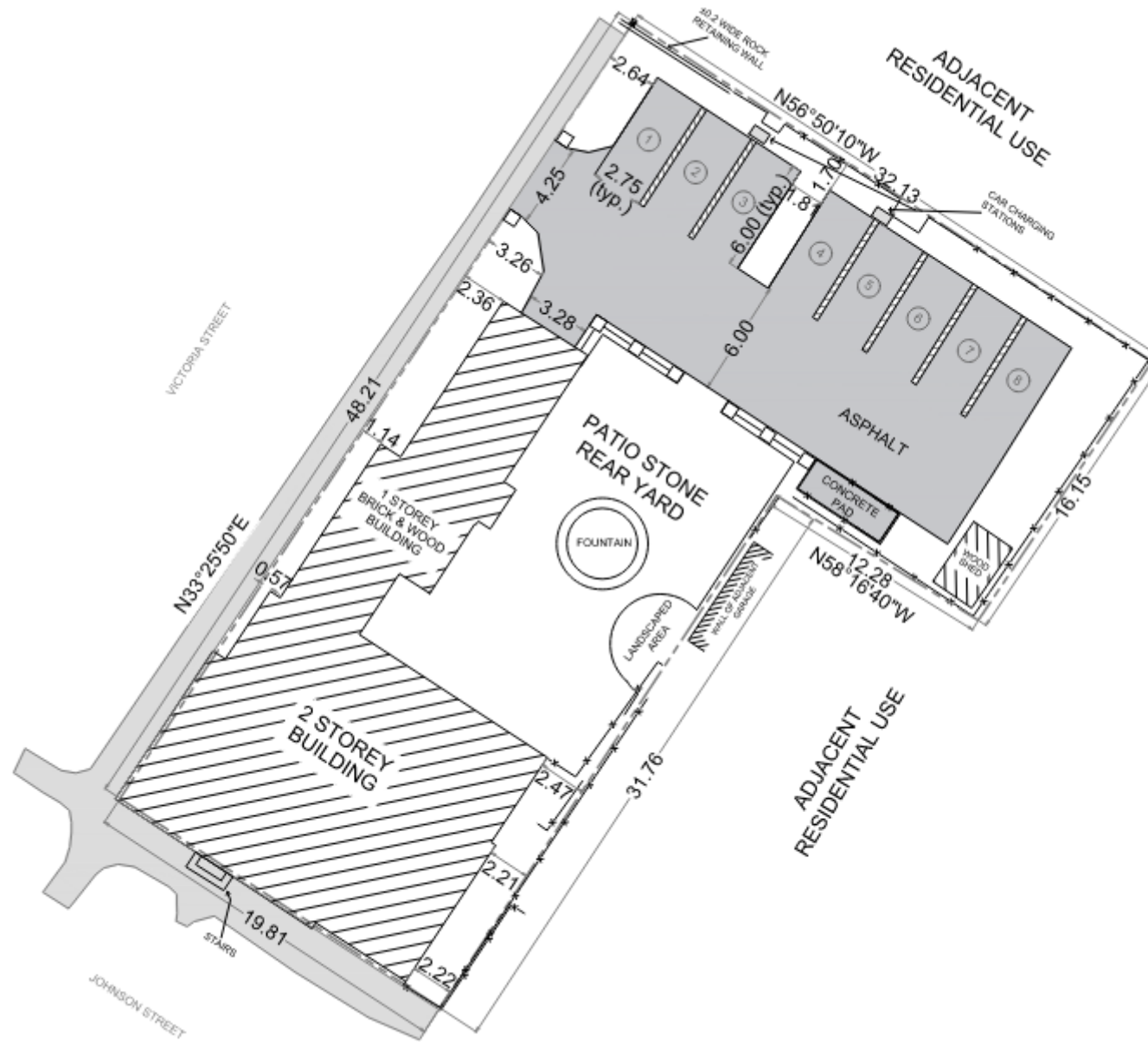
- Application for Zoning By-law Amendment
- The Amendment is proposed to facilitate an additional guest room in the existing Country Inn and to amend specific zoning requirements
- The Zoning By-law Amendment Application requests to amend the current “Established Residential (ER-12) Site Specific Zone” that permits a 5-room Country Inn on the property to allow an additional guest room (6 rooms total) within the existing dwelling with site specific provisions to recognize the location of an existing accessory structure and to remove the requirement for an employee parking space
- No construction is required to facilitate the additional guest room
- Associated Site Plan Application

Location

- East side of Victoria Street on the north side of Johnson Street within the Queen-Picton Heritage Conservation District
- Subject lands are currently occupied by a 5-room Country Inn and parking lot
- Surrounding lands used for residential, church and commercial purposes

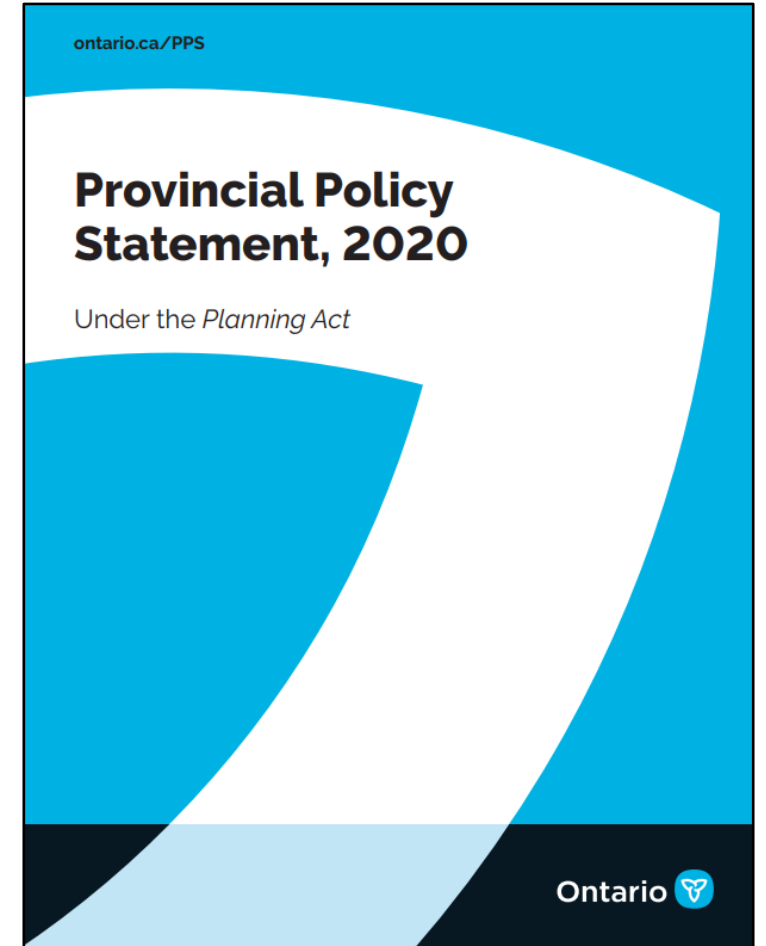


Site Plan



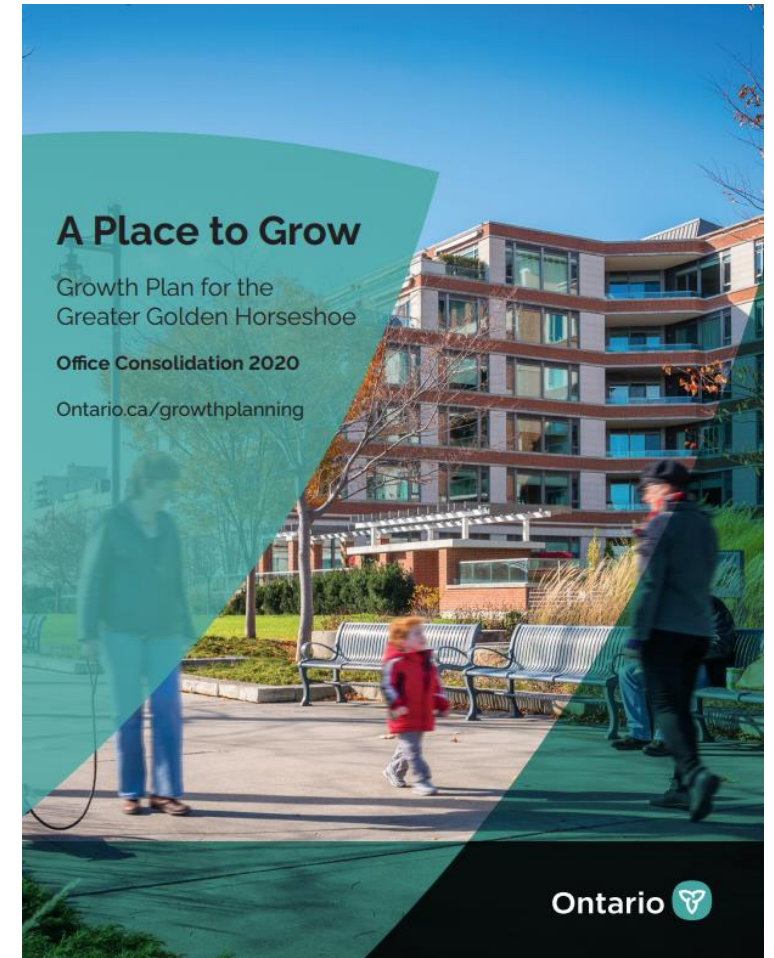
Provincial Policy Statement (2020)

- “Settlement Area”
 - Focus of growth and development
- Healthy, livable and safe communities
- Encourage sense of place by conserving built heritage resources
- 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



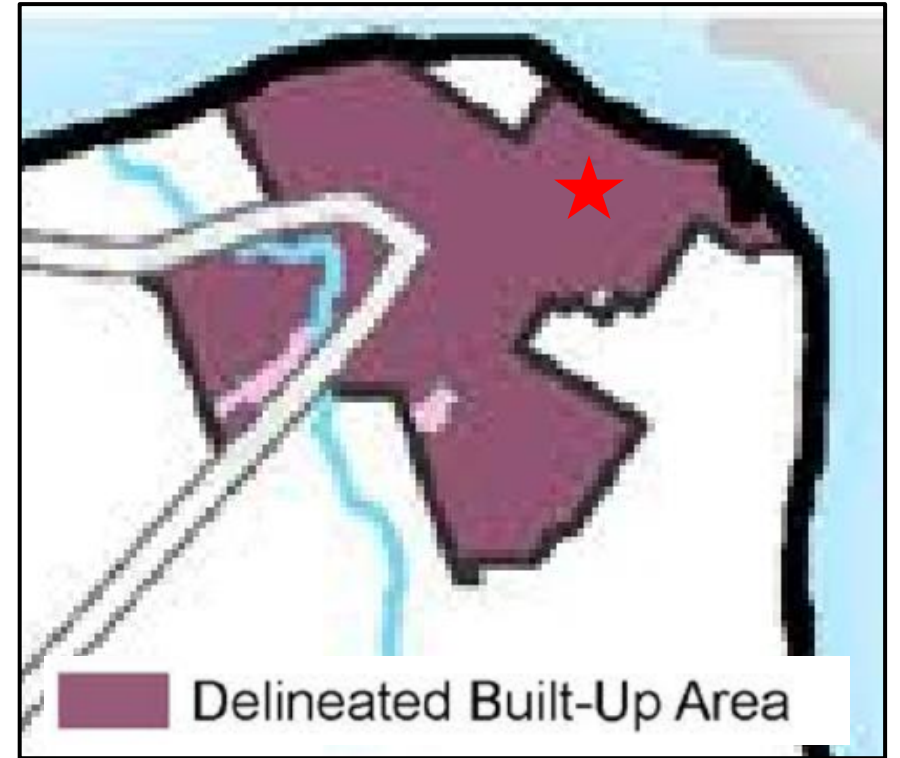
A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

- “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
 - Conserve cultural heritage resources



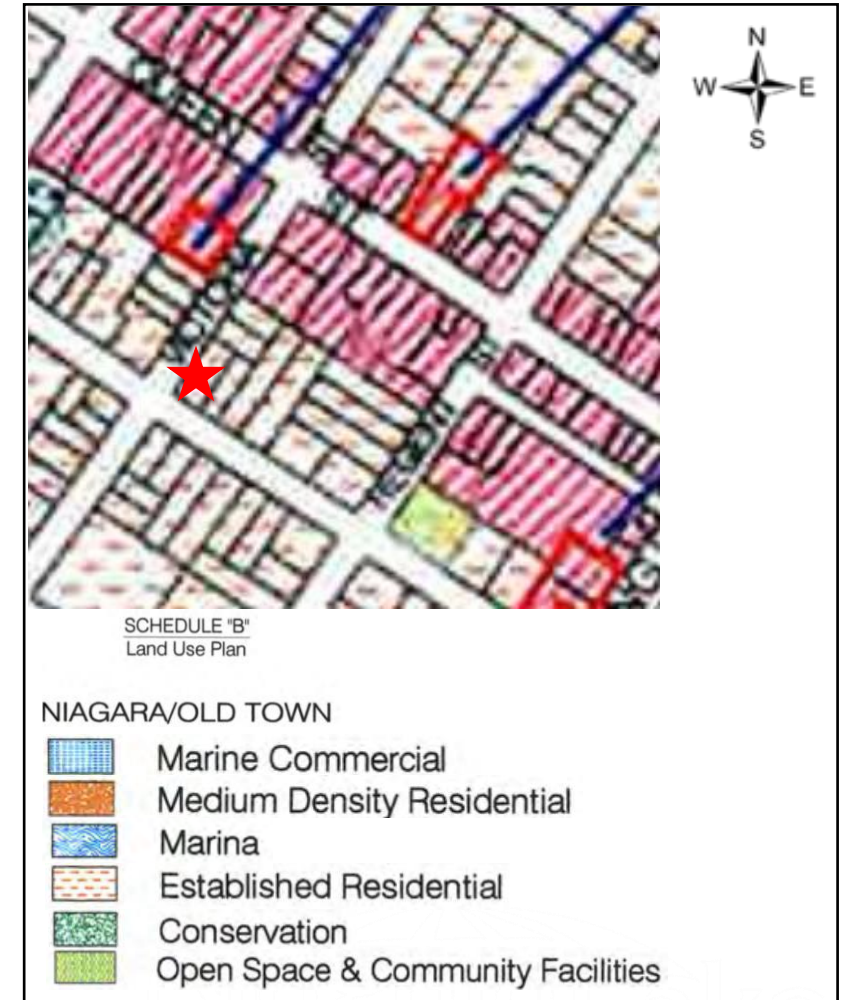
Niagara Official Plan (2022)

- “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
- Efficient use of municipal sewage and water services
- Promote the protection of built heritage resources



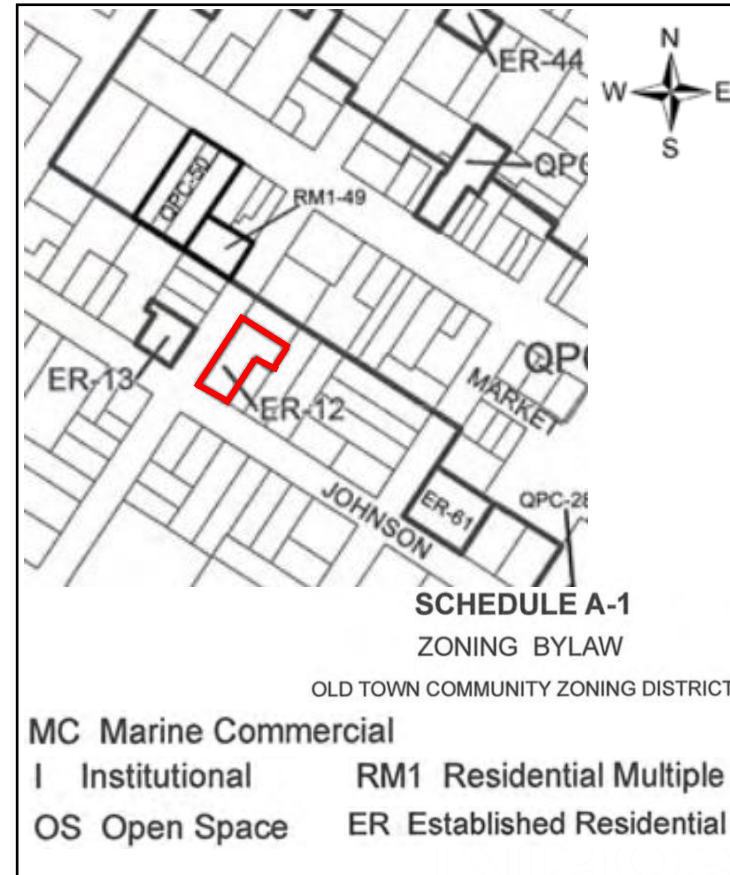
Town Official Plan, 2017, as amended

- Within the Urban Area Boundary
- Designated “Established Residential” and “Built-up Area”
 - Permits single-detached, semi-detached and duplex dwellings
 - Country Inn permitted as a secondary use in single-detached dwelling
- Increase in number of guest rooms for Country Inn regulated by Zoning By-law
- Maximize use of municipal infrastructure



Zoning By-law 4316-09, as amended

- Currently zoned “Established Residential (ER-12) Site Specific Zone” on Schedule A-1 of Zoning By-law 4316-09, as amended
- Permits a 5-room Country Inn
- Site specific provisions for parking



Requested Amendment

Zoning By-law Amendment

- Amend the existing “Established Residential (ER-12) Site Specific Zone” to:
 - Allow additional guest room within existing dwelling (6 rooms total)
 - Remove requirement for an employee parking space (total of 8 spaces on site)
 - Reduce minimum rear and interior yard setback for an accessory building from 1.52 m to 0.35 m for existing shed

Consultation: Town and Agency Comments

Town Departments

- Finance – No objection
- Fire – No objection
- Operations – No objection. Condition provided for Site Plan Agreement.
- Heritage – No objection. Applicant is working with heritage team to acquire heritage permit for accessory building
- Building – No objection

Agencies

- Enbridge Gas – No objection
- Niagara Region – No objection. Clause provided for Site Plan Agreement
- Hydro One – No objection

Consultation: Public Comments

- Open House on March 25, 2024
 - One member of the public in attendance, who was in support of the proposal.
- No written comments received.

Next Steps

- Review the Application materials
- Comments provided to the Applicant
 - Applicant given opportunity to respond to comments
- Provide future recommendation report to Council





**Thank you.
Any Questions?**

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