



Public Meeting – 1320 Niagara Stone Road

Zoning By-law Amendment (ZBA-01-2024)

April 9, 2024

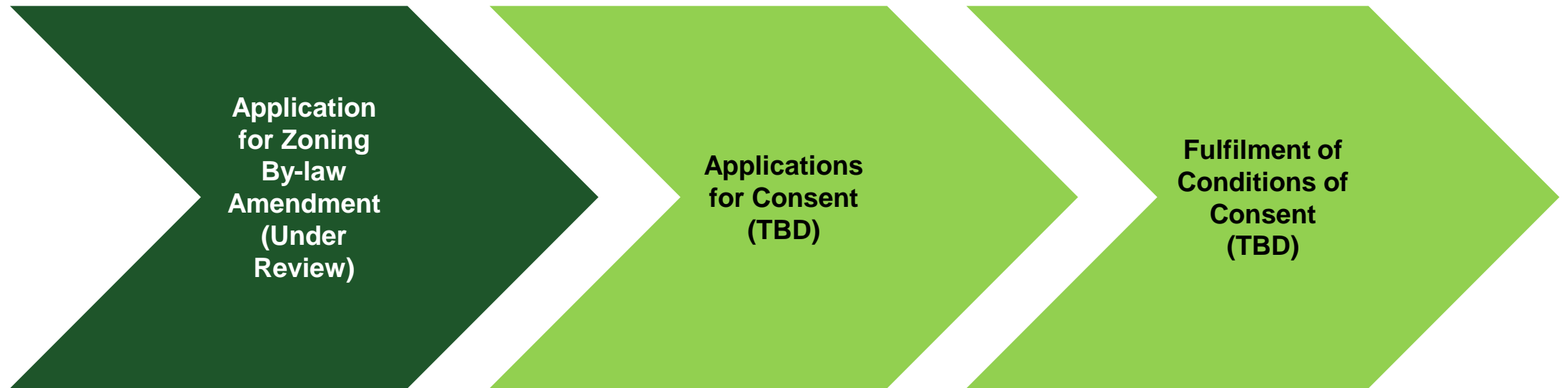
Mark Chuang, Planner II

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 Application proposes to rezone the subject lands from “Virgil Community Zoning District – Residential Development (RD) Zone” to “Virgil Community Zoning District - Residential (R1) Site-Specific Zone” to facilitate the creation of three new lots for future single-detached dwellings with shared driveway access to Niagara Stone Road.
- The requested site-specific provision is for the minimum lot frontage for one of the proposed lots.
- The existing dwelling on the north portion of the property (1320 Niagara Stone Road) is to be retained for continued residential use.

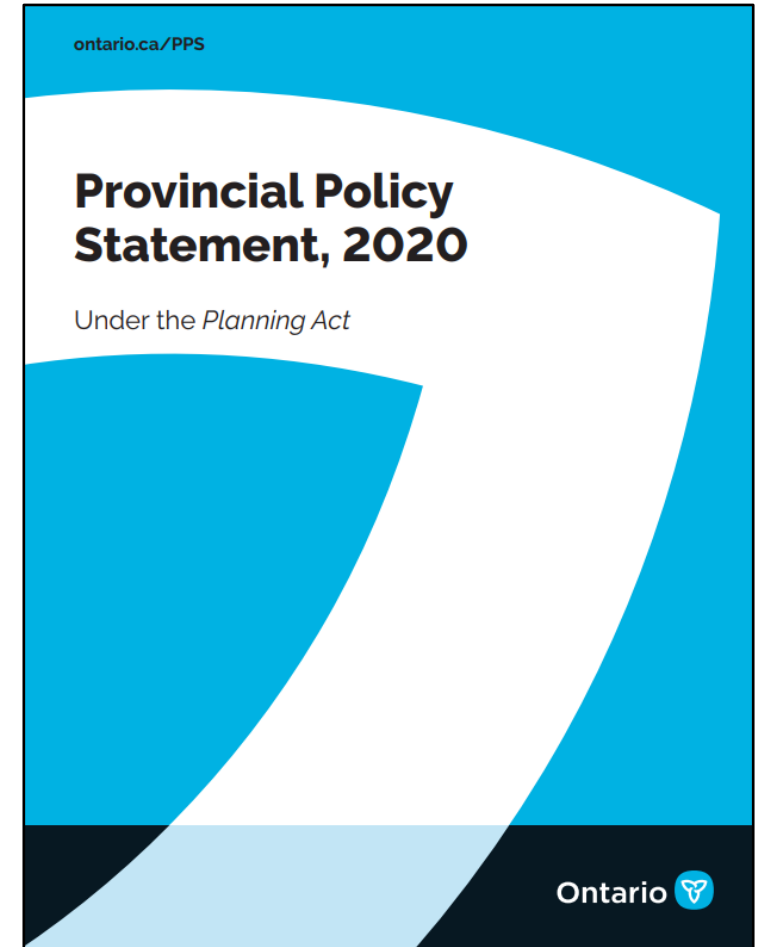
Location

- Northwest side of Niagara Stone Road, within the settlement area of Virgil.
- Approximately 4049.03 square metres in area, 90.95 metres of frontage on Niagara Stone Road.
- The lands contain one single-detached dwelling.
- Surrounding lands are characterized by residential and agricultural uses.



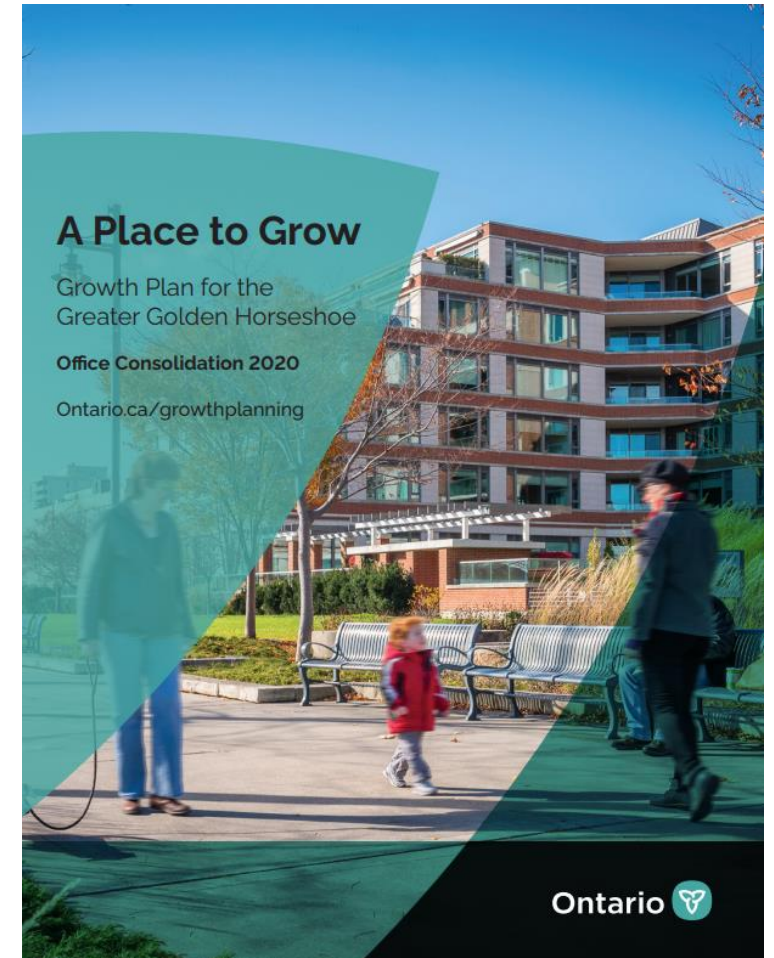
Policy: Provincial Policy Statement, 2020

- “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



Policy: 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



Policy: 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



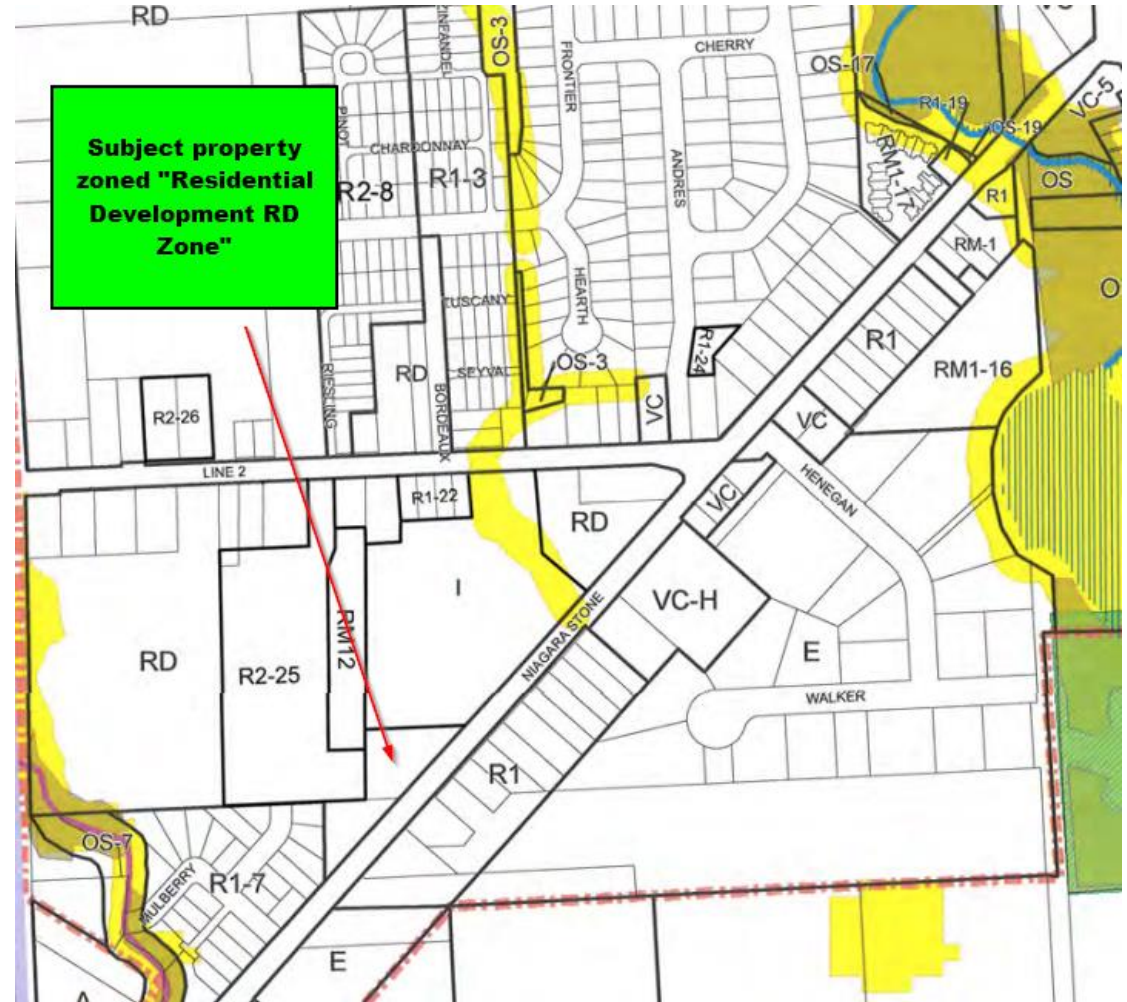
Policy: Town Official Plan, 2017, as amended

- Within the Urban Area Boundary and “Built-Up Area”
- Designated “Low Density Residential”
- Directs that growth and development to be accommodated within the existing urban boundaries, supports the development of compact, vibrant, sustainable, integrated and complete communities as well as maximizing use of municipal infrastructure.



Zoning By-law 4316-09, as amended

- “Virgil Community Zoning District – Residential Development (RD) Zone” on Schedule A-14 of Zoning By-law 4316-09, as amended
- Single detached dwellings are permitted



Requested Zoning Provisions

Zone Requirement	R1 Zone	Site Specific R1 Zone
Minimum Lot Frontage	18 metres	6.703 metres for the lands shown as Part 5 on the Application Drawing.

The remaining provisions of the standard R1 zone and Zoning By-law 4316-09 would apply to the lots.

Consultation: Town, Agency and Public Comments

Town Departments

- Accessibility: No objections.
- Building: No objections.
- Heritage: No objections.
- Operations: No objections.

Agencies

- Enbridge: No objections.
- NPCA: No objections.
- Niagara Region: No objections.

Public

- Open House held on March 11, 2024 with one member of the public in attendance.
- No public comments received to date.

Next Steps

- Review the submitted 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?

Mark Chuang, Planner II
mark.chuang@notl.com
905-468-6477