



## Public Meeting – Konik Estates Phase 2 (North of Line 2 Road, East of Concession 6 Road)

Zoning By-law Amendment (ZBA-02-2024)

Draft Plan of Subdivision (26T-18-24-02)

Draft Plan of Condominium (26CD-18-24-01)

April 9, 2024

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# Agenda

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- **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

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

**Applications for  
Draft Plan of  
Subdivision and  
Draft Plan of  
Condominium  
(Under Review)**

**Fulfill Conditions  
of Draft Approval  
and Register  
Subdivision and  
Condominium  
Agreements  
(TBD)**

# Proposal

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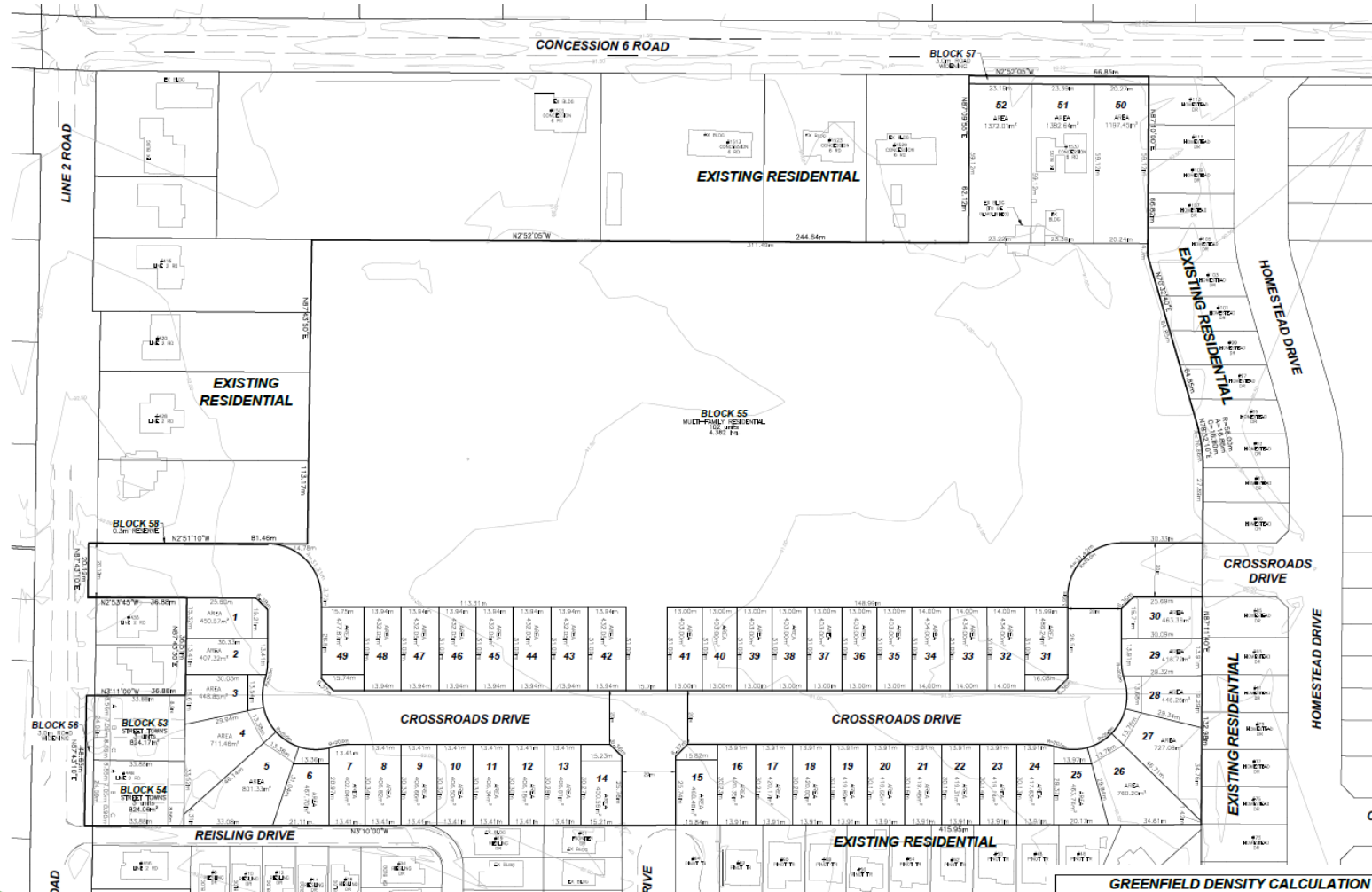
- Applications for Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium
- Development includes 52 lots for single-detached dwellings fronting onto public roads, 6 street townhouse dwellings fronting Line 2 Road, and 102 block townhouse dwelling units to be accessed via private roads
- The Zoning By-law Amendment requests to rezone the lands to site-specific “Residential (R2) Zone” and site-specific “Residential Multiple (RM1) Zone” to address lot frontage, lot area, lot coverage, setbacks, width of garage doors and encroachments

# Location

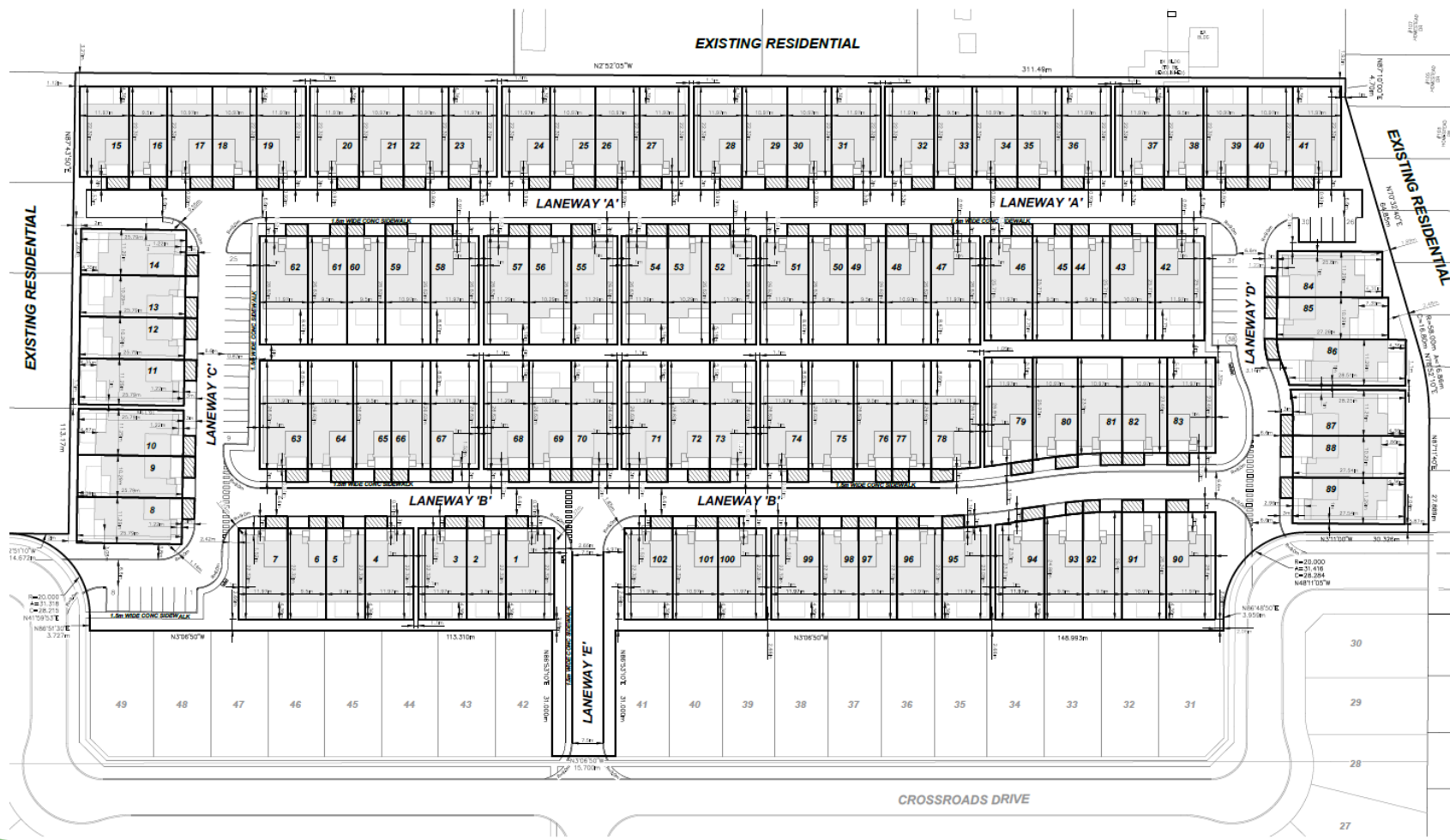
- North of Line 2 Road, east of Concession 6 Road, south of Homestead Drive, and west of Frontier Drive
- Virgil Urban Area
- The subject lands are currently vacant except for two single-detached dwellings, fronting Line 2 Road and Concession 6 Road, 8.30 hectares
- Surrounding lands are used for residential and agricultural purposes



# Draft Plan of Subdivision

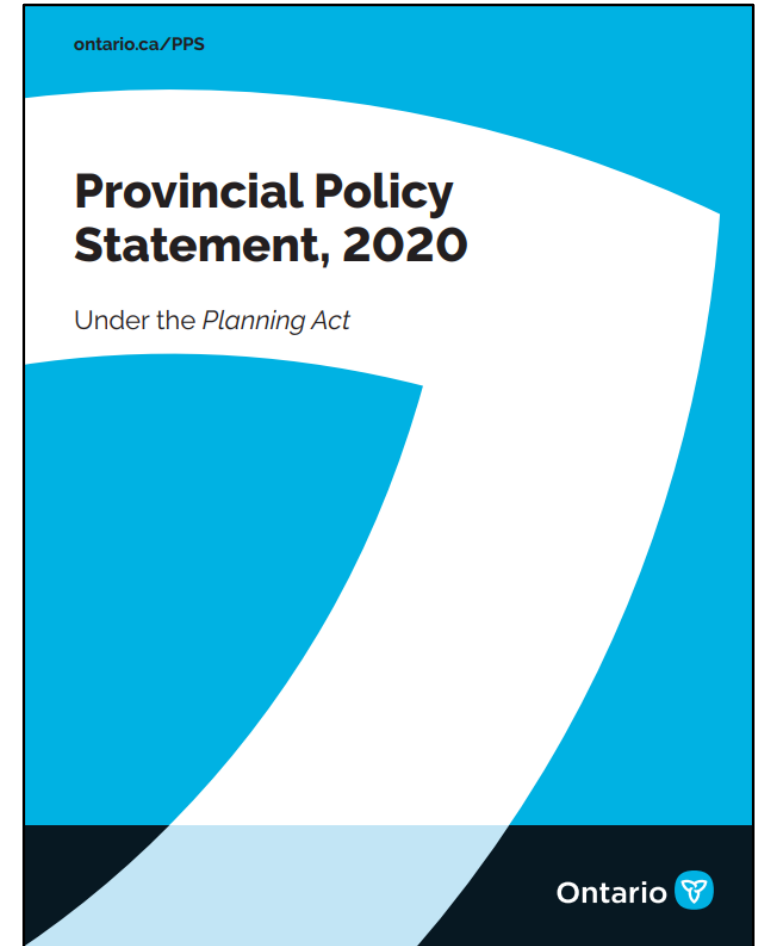


# Draft Plan of Condominium



# 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





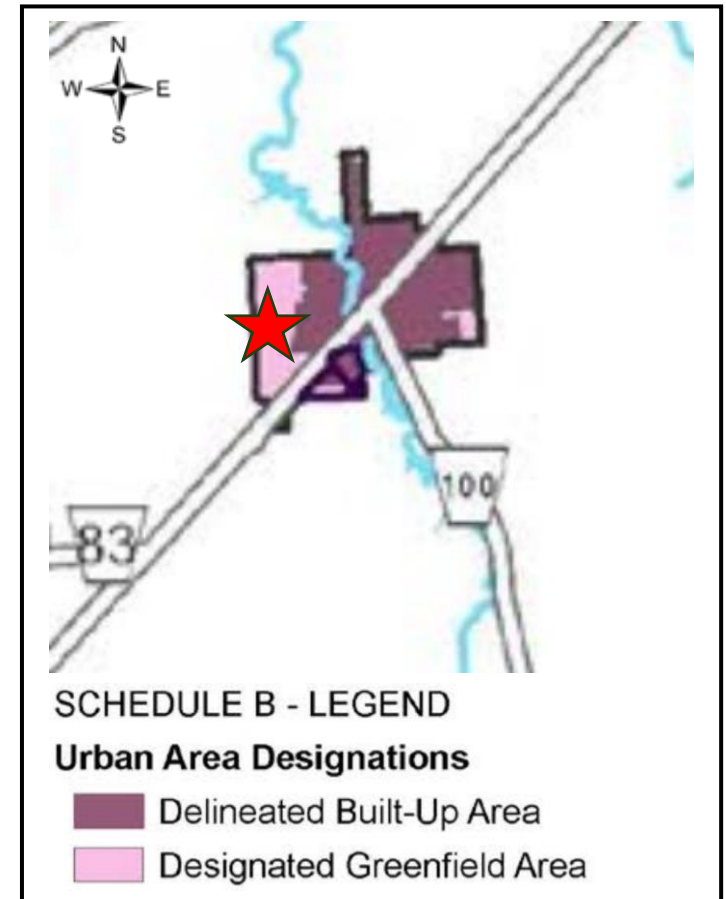
# Policy: Growth Plan for the Greater Golden Horseshoe, 2020

- “Settlement Area” and “Designated Greenfield Area”
  - Focus of growth and development
- 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
- Regional density target:
  - 50 residents and jobs combined per hectare



# Policy: Niagara Official Plan, 2022

- “Designated Greenfield Area”
  - Direct growth and development to urban areas
  - Build compact, mixed use, transit supportive, active transportation friendly communities
  - Minimum density of 50 residents and jobs combined per hectare
  - Support the creation of a complete community
  - Efficient use of municipal and water services



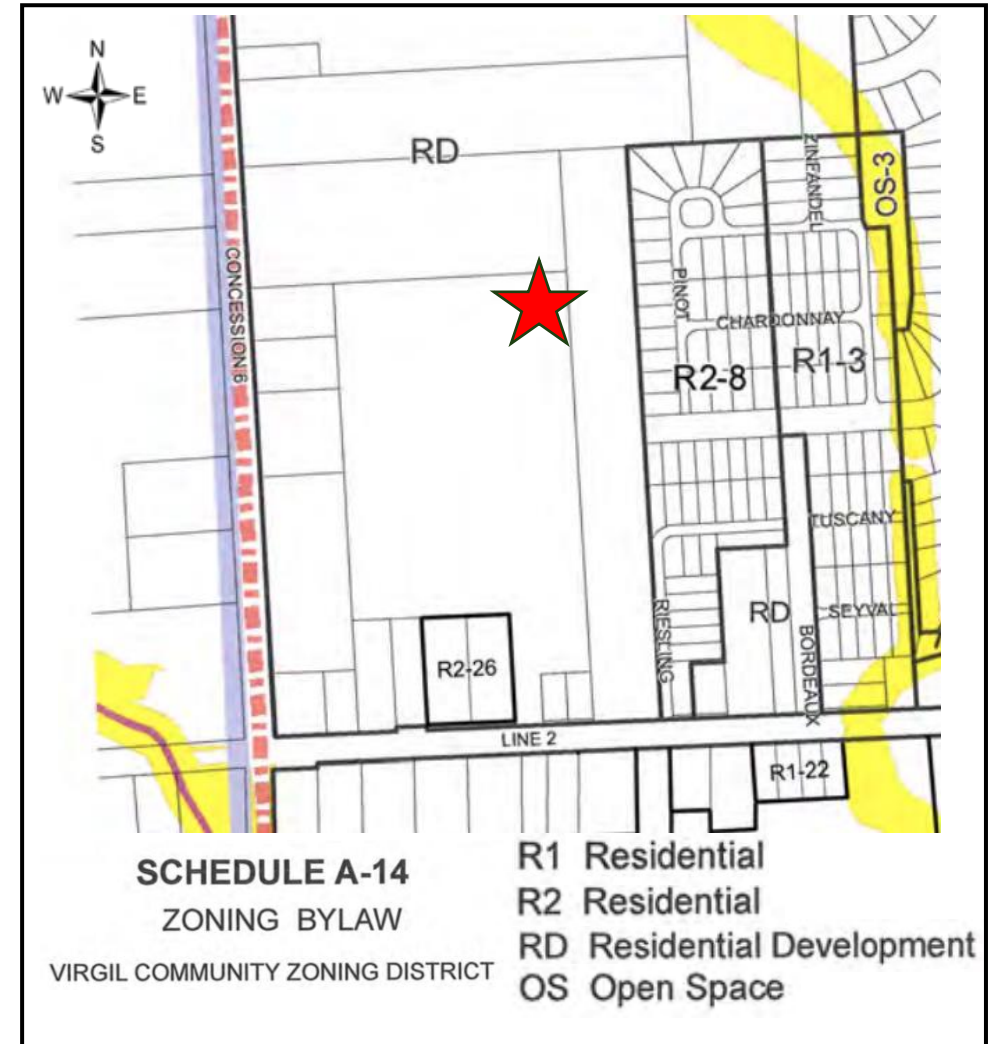
# Policy: Town Official Plan, 2017, as amended

- Within the Urban Area Boundary
- Designated “Low Density Residential” and “Greenfield Area”
- 50 residents and jobs per hectare
- Maximize use of municipal infrastructure
- Urban design and land use compatibility guidance



# Zoning By-law 4316-09, as amended

- Zoned “Virgil Community Zoning District – Residential Development (RD) Zone” in Zoning By-law 4316-09, as amended.
- Permitted uses in this zone are limited to “existing uses” and the zoning provisions are limited to “as existing”.



# Requested Amendments

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- Rezone the lands from “Residential Development (RD) Zone” to “Residential (R2) Site-Specific Zone” and “Residential Multiple (RM1) Site-Specific Zone”
- Single-detached dwellings (Lots 1 to 49) Site-Specific R2 to address:
  - Minimum lot frontage, minimum lot area, maximum lot coverage, minimum front yard setback, minimum exterior side yard setback, minimum accessory building yards setback, minimum accessory building exterior side yard setback, maximum total width of garage doors
- Single-detached dwellings (Lots 50 to 52) Site-Specific R2 to address:
  - Maximum lot coverage, minimum setback of an existing in-ground swimming pool from interior lot line, maximum width of driveway

# Requested Amendments

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- On-Street Townhouses (Blocks 53 and 54) Site-Specific RM1 to address:
  - Minimum lot frontage per unit for an exterior lot, minimum lot area per dwelling unit, maximum lot coverage, minimum front yard setback, minimum interior side yard setback, minimum exterior side yard setback, minimum rear yard setback, maximum total width of garage doors
- Block Townhouses (Block 55) Site-Specific RM1 to address:
  - Minimum lot frontage, maximum lot coverage, minimum front yard setback, minimum interior side yard setback, minimum exterior side yard setback, minimum rear yard setback, distance between any townhouse dwelling and a private roadway and parking area, accessory building yards setback, accessory building exterior side yard setback, maximum total width of garage doors
  - Interior side yard setback for a driveway

# Requested Amendments

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- For all proposed dwellings:
  - An unenclosed and uncovered or covered porch, patio or steps may project 2.5 metres into a required front yard and may project 1.5 metres into a required exterior side yard
  - An unenclosed and uncovered or covered porch, deck or patio (with a platform no greater than 1.0 metres above finished grade) or steps may project 3.8 metres into a required rear yard, provided that any covered area is no greater than 14.5 square metres (excluding eaves and gutters) and has a maximum height of 4.0 metres above finished grade

# Consultation: Town Comments

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Accessibility – No objection.

Building – No objection.

Finance – No objection.

Fire and Emergency Services – No objection. Conditions requested related to hydrant locations and fire flows.

Heritage – No objection. Condition requested for the submission of the archaeological acceptance letter from the Ministry.

Operations – No objection. Conditions requested related to servicing, roadways, sidewalks, street lighting, and landscaping.

Parks and Recreation – No objection. Condition requested to collect cash-in-lieu of parkland.

Urban Forestry – No objection. Condition requested related to the submission of an Arborist Report and Tree Protection Plan for certain trees throughout the subject lands.



# Consultation: Agency Comments

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Bell Canada – No objection. Conditions required related to Bell Canada facilities and easements, if necessary.

Canada Post – No objection. Conditions requested related to the provision of a Centralized Mail Box.

Enbridge Gas – No objection.

Niagara Region – No objection. Conditions requested related to archaeology, site condition, proximity to agricultural lands, servicing, and waste collection.

# Consultation: Public Comments

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- Electronic Open House held on March 18, 2024, 17 members of the public in attendance
- 6 letters received from members of the public
- Comments/questions:
  - Concerns regarding speeding and access onto Line 2 Road
  - Need to provide more visitor parking
  - Tree removal
  - Need to provide sidewalks on Line 2 Road
  - Ensure that there is infrastructure to support the development, including stormwater management
  - Provide a park
  - Requested info on built form of the dwellings

# Next Steps

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- 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?

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