

RE: New application, ZBA-06-2024, 489 Regent Street

Shanks, Amy <Amy.Shanks@niagararegion.ca>

Fri 4/12/2024 4:47 PM

To: Mark Chuang <mark.chuang@notl.com>

Cc: Development Planning Applications <devtplanningapplications@niagararegion.ca>

Hi Mark,

As relayed at the pre-consultation meeting for this item, there are no Regional or Provincial interests associated with this application, with the exception of archaeological resources, which the Town also has an interest in under the Town's Official Plan/Archaeological Management Plan. Accordingly, provided Town staff ensure any archaeological resource concerns are addressed prior to any site alteration or development occurring on the property, Regional staff have no comments or requirements to provide concerning the proposed application.

Please forward copies of any Ministry clearance/acknowledgement letters (and archaeological assessments, if applicable) as they are received for our records.

We do not require a review fee for this application.

I hope this information is of assistance. Please let me know if you have any questions.

Kind regards,
Amy



Amy Shanks, MCIP, RPP
Senior Development Planner
Niagara Region
1815 Sir Issac Brock Way,
Thorold, ON, L2V 4T7
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Phone: 905-980-6000 ext. 3532

From: [Municipal Planning](#)
To: [Mark Chuang](#)
Subject: RE: New application, ZBA-06-2024, 489 Regent Street
Date: Friday, April 19, 2024 9:49:35 AM

CAUTION: This email originated from outside the Town of Niagara-on-the-Lake. Use caution when clicking on a link or opening an attachment unless you know that the content is safe. If unsure, forward the email to IT to validate.

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET (he/him)
Sr Analyst, Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

Concerns/Issues with Zoning By-Law Amendment – 489 Regent Street Niagara on the Lake, Ontario

1. What exception(s) is the applicant looking for in their submission(s).
2. The setback for the new residents to match that of the existing homes on the street
3. Applicant to provide a tree preservation plan
4. Windows of new build along NE side to be restricted
5. Lot coverage not to exceed the by-law for a single family residents
6. Driveway to be on the SW side of the lot (way from my property)
7. The new home be a single level home to match the existing homes on the street
8. Lot owner to provide a lot grading plan that clearly shows no water is allowed to flow onto my property which will cause flooding
9. No exception to allow for a reduction on the min. side yard setback
10. Side yard on my side to match current bylaw - no reduction
11. There is a history with the current property owner not adhering to Town policies and regulations, what is the Town going to do to ensure compliance.

This individual and his representative which is a local real estate agent has a total disregard for the town's bylaws. Currently the lot has overgrown weeds that need to be cut. It's an eye sore for not just the neighbors, but it has to be as well for the tourists and local hotel establishment.

Tom Fabiani

Owner 481 Regent Street, Niagara on the Lake, Ontario
May 7, 2024



** Same house built on Simcoe St.*

Listed for: \$ 899,000
 Added in Feb 2024

Watch this listing and get notified when it's sold Sold Watch
 Receive updates for Residential homes in - Niagara-on-the-Lake Watch

PT 1 489 Regent Street
 Niagara-on-the-Lake
 Residential

Listing History
 Buy/sell history for PT 1 489 Regent Street, Niagara-on-the-Lake (Residential)

Date Start	Date End	Price	Event	Listing ID	Contact HouseSigma Agent
2024-02-02		\$3,500,000	For Sale	40536109 Q	Your Name *
2024-02-02		\$899,000	For Sale	40536129	Your Contact Number *
					Your Email Address *

Current listing for lot

lot

See all 6 photos

I want to book an appointment to view: [40536129], PT 1 489 Regent Street, Niagara-on-the-Lake

* Required field
By submitting this form, I understand HouseSigma will share my information with registered real estate professionals.

Contact Agent

SOTHEY'S INTERNATIONAL REALTY, BROKERAGE

We're Hiring | Join our team

Rooms

Details

Key facts for PT 1 489 Regent Street, Niagara-on-the-Lake.

Tax:	\$- / 2024	Listing #:	40536129
Property Type:	Residential	Data Source:	ITSO
Building Age:	-	Days on Site:	92 days
Size:	- feet ²	Status Change:	3 months ago
Lot Size:	50 x 156 feet	Added to HouseSigma:	2024-02-05
Parking:	-	Updated on:	2024-04-19

Original Summary AI

Located on prestigious Regent Street. Currently undergoing severance process, expected completion date of end of March 2024. Services readily available at the road for easy integration of utilities. Rare opportunity to create a home that aligns with your aspirations.

Survey available upon request. Lot has been cleared and is ready for construction.

Not tied to a specific builder, giving you freedom in choosing your own vision and design.

Powered by ChatGPT

Show Less

Home Value

Current valuation for PT 1 489 Regent Street, Niagara-on-the-Lake. Listed for \$899,000 on sign-in required

 SigmaEstimate	Estimated Date	Estimated Rent	Rental Yield	Rental DOM
Insufficient data	-	Insufficient data	Insufficient data	Insufficient data

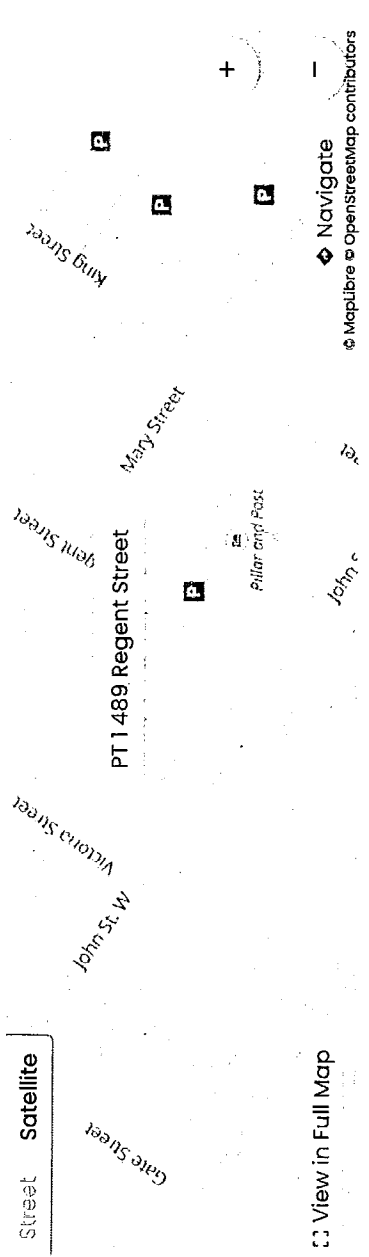
School ③ ★★☆☆



Regent Street 489

Trees removed without permits.

Street Satellite



View in Full Map

Rent Comparables

Similar for Sale

Sold Comparables

Homes near PT 1 489 Regent Street, Niagara-on-the-Lake

Listing Popularity

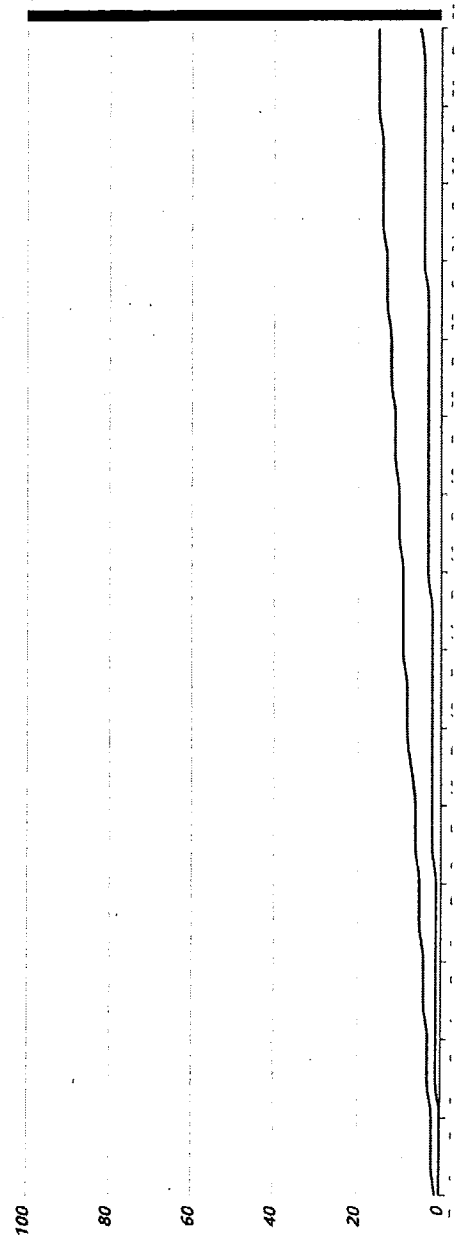
Popularity : 5/100

Current Listings Similar Listings



Index

Current Listing Community Average



My notes

Write a note about this home

Mortgage Calculator

Home Price:	\$	899000	
Term:		25 years	Mortgage Payment
Rate:		6 %	\$ 4634
Down Payment:	\$	179800	
		20 %	

* Source: Calculation formula is compiled by HouseSigma. This is for educational use only.

Cash Flow Analysis

Mortgage Payment:	\$	4634	Cash Flow
Monthly Payment:	\$	4634	\$ -4634
Break Even Down Payment:		100%	
Property Tax(Monthly):	\$	0	
Maintenance Cost:	\$	0	
Rental Income:	\$	0	
Down Payment:	\$	179800	
		20 %	

* Source: Calculation formula is compiled by HouseSigma. This is for educational use only.

Catchment Schools

Catchment schools for PT 1 489 Regent Street, Niagara-on-the-Lake

9.1
of 10

St Michael Catholic Elementary School

6.5 km +

7.5
of 10

Crossroads Public School

5.6 km +

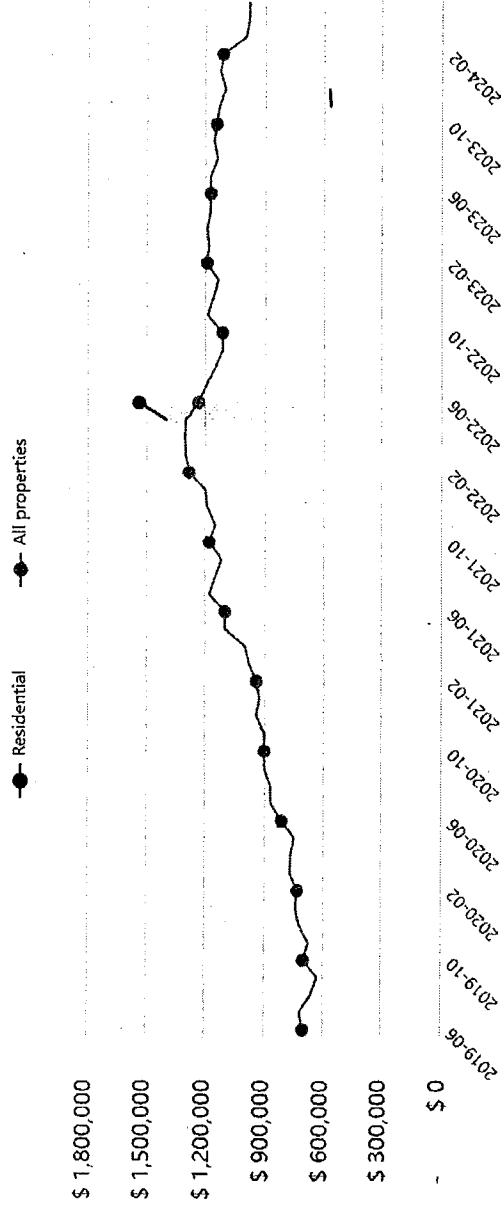
Show More

Community Statistics

Overview of Community Stats for Residential in Niagara-on-the-Lake

May 2024	1 Year	-
Median Price	5 Years	-
\$-	10 Years	-

Community Median Price (Residential) *



Niagara-on-the-Lake

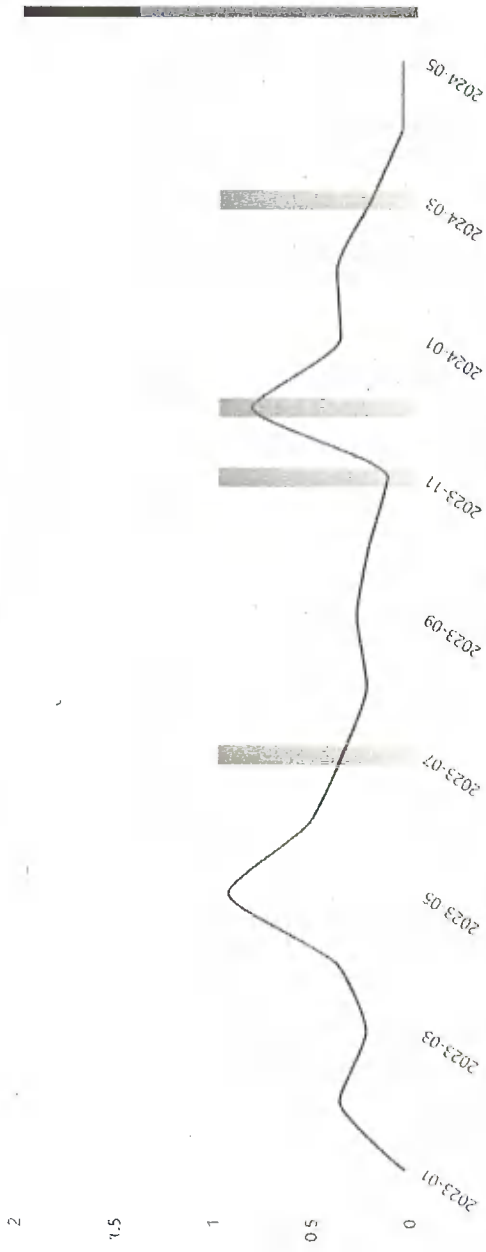
View More Stats

Community Popularity Score & Sold Listings

Niagara-on-the-Lake / Residential

The Community Popularity Score is a measure of online activity, like listing views, in this community.

Hot Medium Cold Sold Count



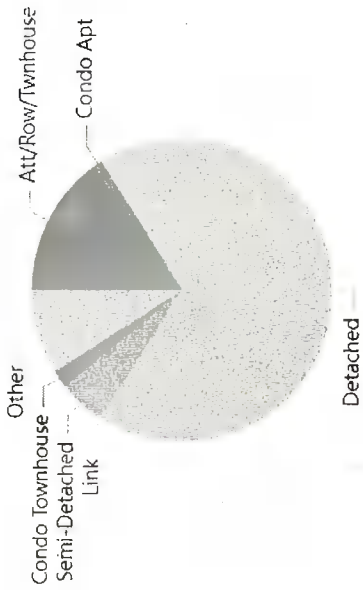
Sold Price Distribution (recent 6 months)*

Overview of sold price for Residential in Niagara-on-the-Lake in the last 180 days



Property Type Distribution (Niagara-on-the-Lake /) *

Att/Row/Twnhouse Condo Apt Detached Link Semi-Detached Condo Townhouse Other



[View More Stats](#)

* Source: Based on analysis of information from past listings from respective real estate boards.

Demographics by Statistics Canada

The following demographic information is based on the dissemination area as defined by Statistics Canada. A dissemination area contains, on average, approximately 200 - 400 households and is often referred to as a small neighbourhood.



Statistics Canada: Area #35260004

Population 2021:	502	Average Age:	57.5	Household Average Size:	2.1
Average Household Income:		Renters:		Immigrants:	

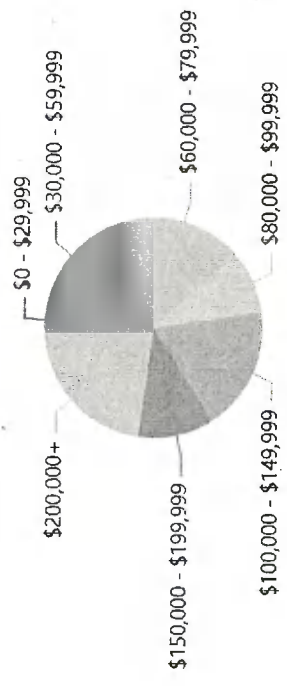
\$180,000 14.6% 29.8%
Condos: College/University Education: Average Home Value: \$1,360,000
 9.8% 74.7%
Low Income: Not in Labour Force: Single: 28%
 8.4% 57.83%

Households with Children: 22.2%

Household Income | Age | Education | Ethnicity (Top 10) | Language (Top 10) | Religion

Construction | Occupation | Housing | Commute Method

\$0 - \$29,999 \$30,000 - \$59,999 \$60,000 - \$79,999 \$80,000 - \$99,999 \$100,000 - \$149,999
 \$150,000 - \$199,999 \$200,000+



* Source: Statistics Canada - 2021 Census

* Data is provided courtesy of ITSO

* © 2021 ITSO (<https://www.itsosystems.ca/>)

* The information provided herein must only be used by consumers that have a bona fide interest in the purchase, sale, or lease of real estate and may not be used for any commercial purpose or any other purpose.

* Information deemed reliable but not guaranteed.

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