



Public Meeting – 242 Ricardo Street

Zoning By-law Amendment (ZBA-08-2024)

July 16, 2024

Victoria Nikoltcheva, Planner II

Agenda

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



Development Process

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

**Application for
Site Plan
Approval (TBD)**

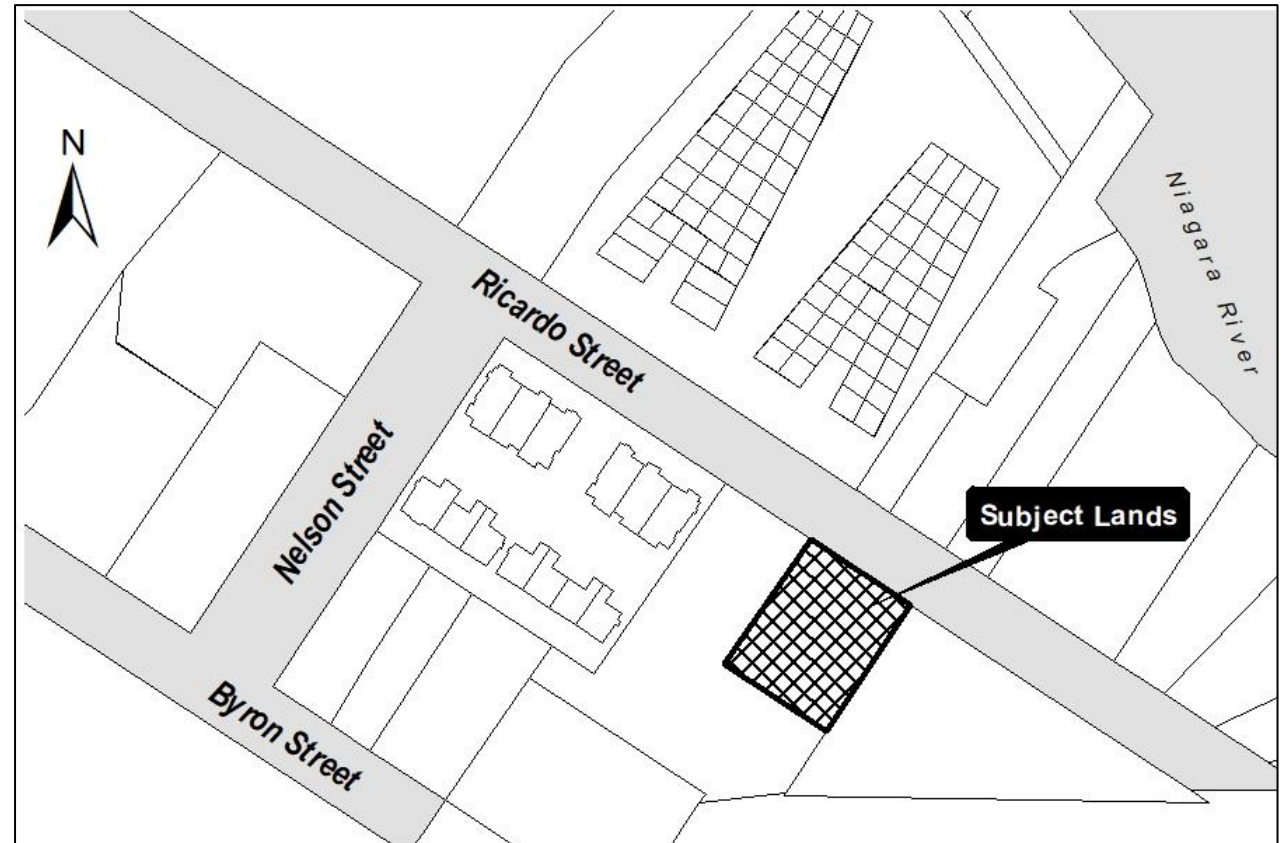
**Fulfilment of
Conditions of
Site Plan
Approval
(TBD)**

Proposal

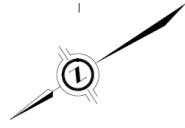
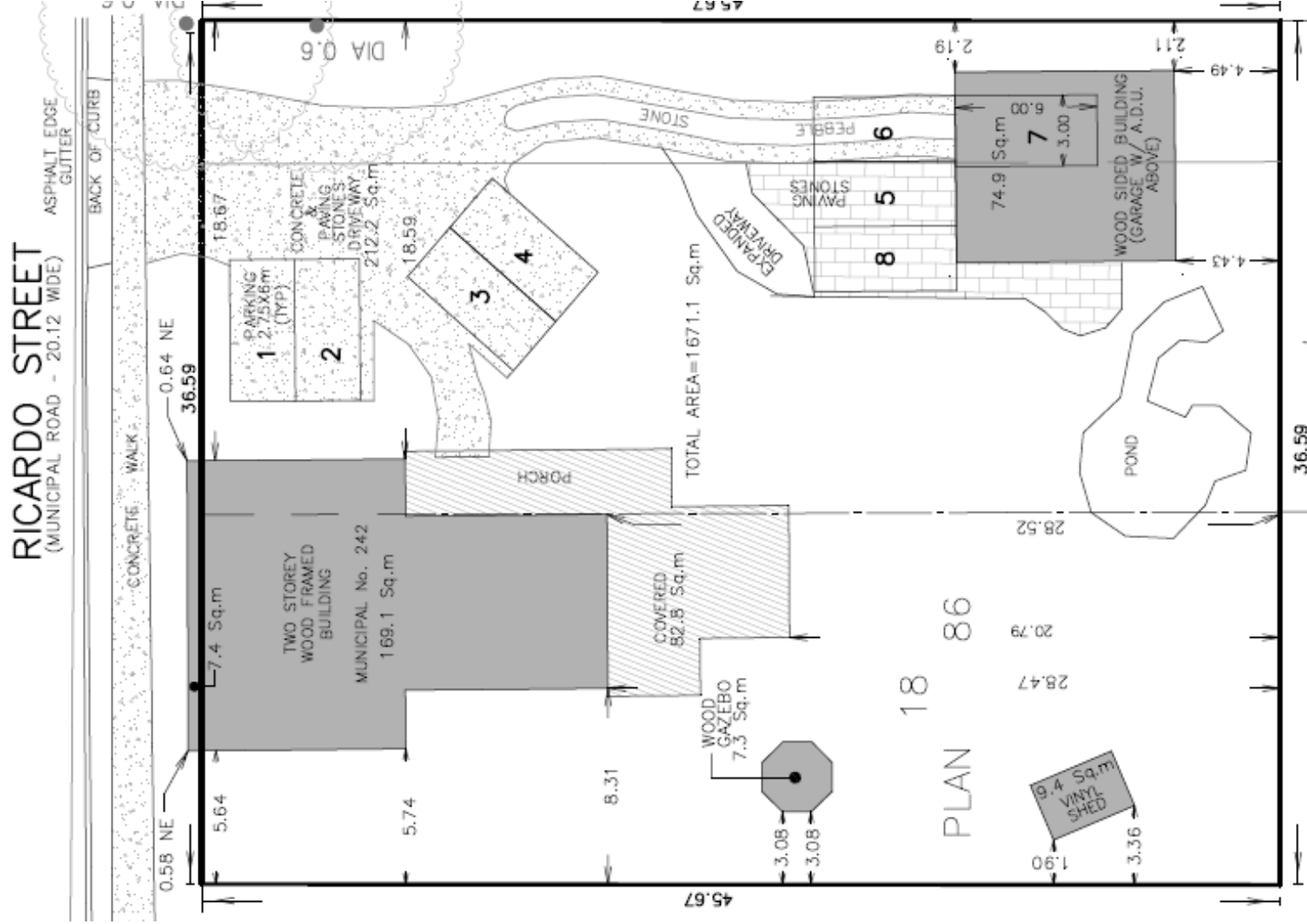
- Application for Zoning By-law Amendment
- The Amendment is required to permit a 5-room Country Inn in an existing dwelling and an accessory dwelling unit in an existing detached garage
- The Application requests a Site-Specific “Established Residential (ER3) Zone” to permit the proposed use and recognize the existing front yard setback of the dwelling at 0 metres

Location

- South side of Ricardo Street, east of Nelson Street
- Old Town urban area, 1,671 square metres
- Lands contain an existing 2-storey single-detached dwelling, 2-storey detached accessory building, gazebo and vinyl shed all proposed to remain
- Surrounding lands are characterized by residential, open space and institutional uses



Conceptual Plan



Policy: Provincial & Regional Policies

Plan	Designation
Provincial Policy Statement, 2020	Settlement Area
A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020	Settlement Area, Delineated Built-up Area
Niagara Official Plan, 2022	Delineated Built-up Area

- The above designations shall be the focus of growth and development, and the applicable policies provide direction for managing and directing efficient use of land, resources and services to achieve complete communities
- Built heritage resources and cultural heritage landscapes shall be protected to foster a sense of place and benefit communities

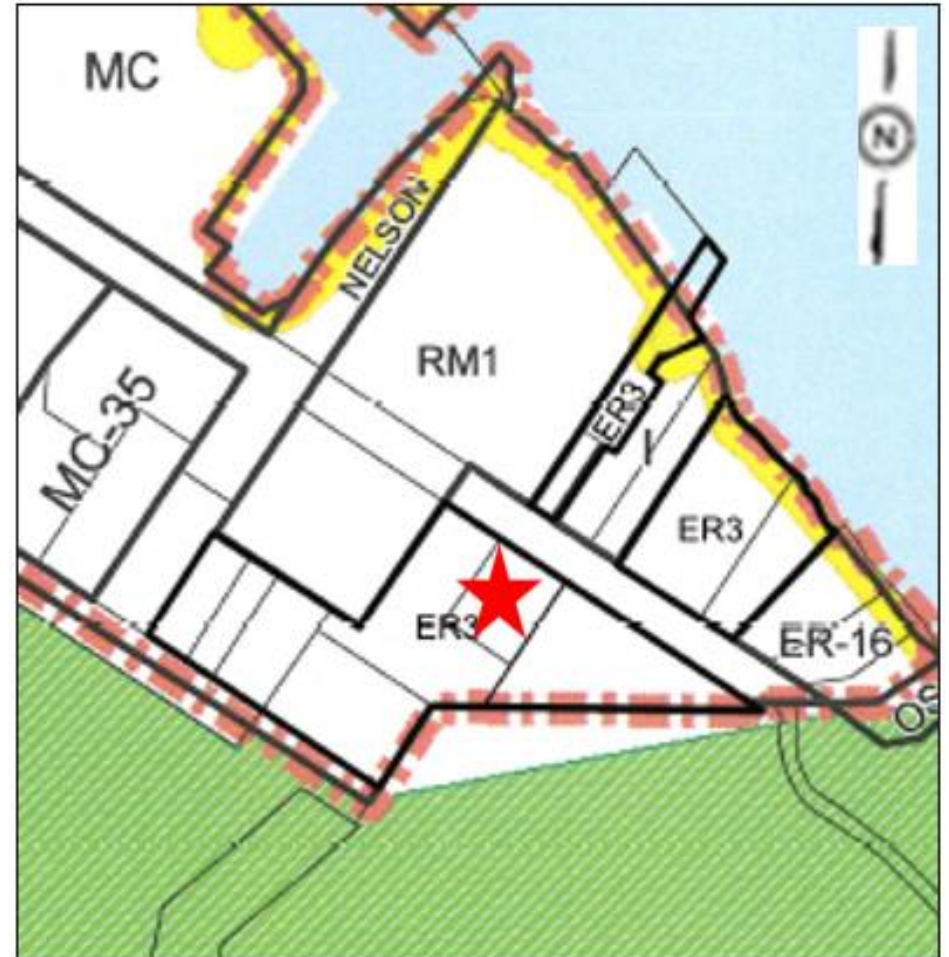
Policy: Town Official Plan, 2017, as amended

- Designated “Established Residential” and within the “Built-Up Area”
- Main uses of the Established Residential designation include low density residential uses such as single-detached dwellings
- Country Inn considered a secondary use within a single-detached dwelling of the principal residence of the owner/operator
- The Town regulates the number of rooms and other matters relating to Country Inns through the implementation of the Zoning By-law, site plan approvals and short-term rental licensing



Zoning By-law 4316-09, as amended

- “Old Town Community Zoning District – Established Residential (ER3) Zone”
- Permitted uses include single-detached dwellings and accessory structures



Requested Zoning

Zone Requirement	ER3 Zone	Site-Specific ER3 Zone
Country Inn	Not permitted	Permitted up to 5 rooms
Minimum front yard setback	7.5 metres	0 metres (existing dwelling)

Consultation: Town, Agency and Public Comments

Town Departments

- Fire and Emergency Services – No objections. An inspection will be conducted to ensure fire code compliance when the STR license is completed.
- Finance – No objections.
- Operations – No objections. If there is no existing encroachment agreement on file for the existing dwelling then the owners will need to enter into one with the Town.

Agencies

- Niagara Region – No objections. The standard protocol for the discovery of potential archaeological resources has been provided to the applicant.

Public

No residents attended the Open House held on July 9, 2024, and no public comments were received to date

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?

Victoria Nikoltcheva, Planner II
905-468-3266 ext. 253
victoria.nikoltcheva@notl.com