

Council Meeting – MZO Request for “The Reservoir”

1287, 1301 & 1313 Niagara Stone Road

April 30th, 2024

Request

A Council Resolution in support of our client's request for a Minister's Zoning Order (MZO) to allow residential development on specific lands within Virgil, which are currently zoned for industrial purposes

What is a Ministers Zoning Order (MZO)?

- Planning Act Tool
- Similar to a zoning by-law amendment process but is approved at the provincial level
- Used in specific applications that propose to facilitate provincial directives and priorities (example: Housing crisis and affordability)
- Most successful MZO requests involves cooperation and coordination with the municipality and provides avenues for public consultation
- Minister of Municipal Affairs and Housing approves the land use permissions and regulations only, which will fit within the current Niagara-on-the-lake Zoning

Recent MZO Example – Mountain Road, Niagara Falls 2022

- Allowed a new golf course, hotel, villas, and conference centre outside of the current Urban Boundary
- Supported by the City of Niagara Falls, but not by the Region of Niagara



RECREATION

WOODLOT

INN & SPA

AGRICULTURE VINEYARDS

101 Mountain Rd

Montrose Rd 98

VINEYARD CENTER FARMERS MARKET & GARDENS

WINERY

AGRICULTURE VINEYARDS

LOCAL FARM STAND with PICNIC AREA

WOODLOT

WOODLOT

EQUESTRIAN

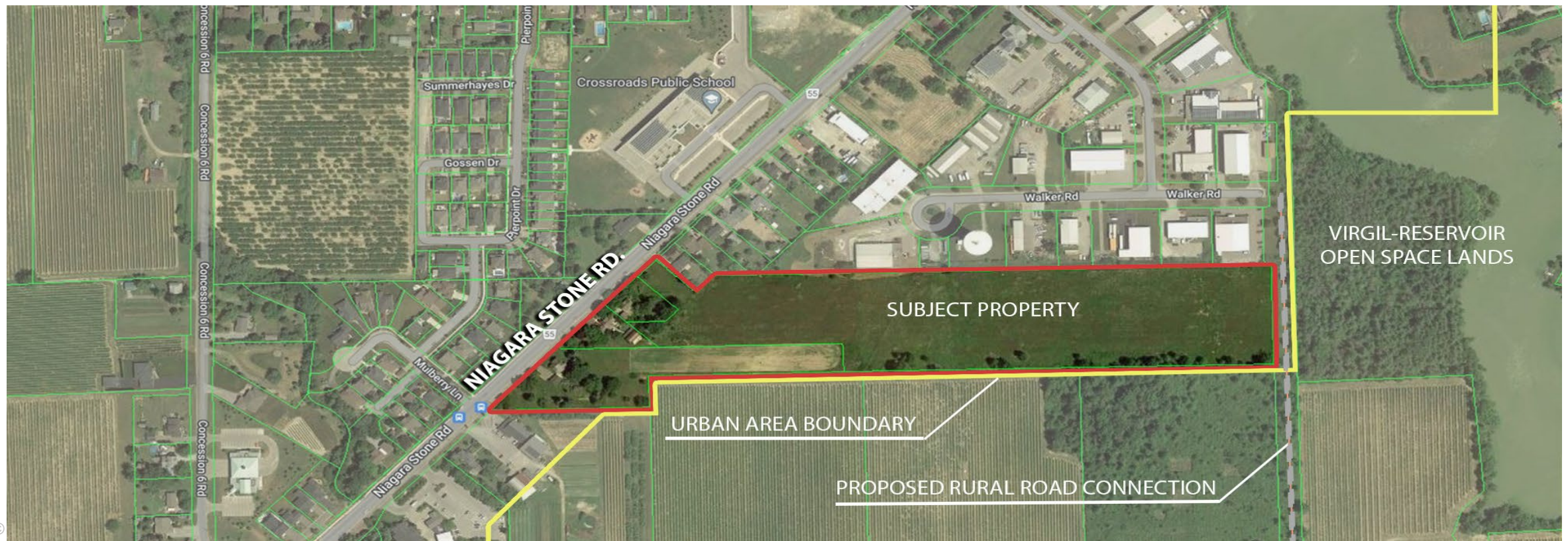
AGRICULTURE FARM TO TABLE

Queen Elizabeth Way

Course Distance	Fees
Blue	7,000
White	6,500
Silver	5,800
Gold	5,000
Men's Fee	72
Women's Fee	72

“The Reservoir” Lands – 1287, 1301 & 1313 Niagara Stone Road, Virgil

- 6.9 hectares in area
- Properties along Niagara Stone Road are designated/ zoned for Residential, while the rear of the lands are designated and zoned Industrial



Site Context



Why are we applying for a Ministers Zoning Order?

- Regional Planners are not in support:
 - Attempts to secure an employment conversion through the new Regional Official Plan process were not successful
 - Niagara Official Plan adopted in November 2022 and continue show the subject lands as Employment.
- Lands are not desirable for industrial purposes:
 - 2020 Niagara Region Background Employment Report assessed that the subject lands **lack a range of parcel sizes** and **is isolated from access to 400 series highway** however did not convert the lands for other non employment uses
 - Independent study concluded:
 - Region applied a 5% growth rate whereas historically NOTL has experienced over 8.6% growth between 1991 to 2021
 - NOTL has a surplus of 25 ha employment lands and a need for more community lands
 - Configuration of land creates inefficient employment lots– single loaded road

Conceptual Site Plan– Site Statistics

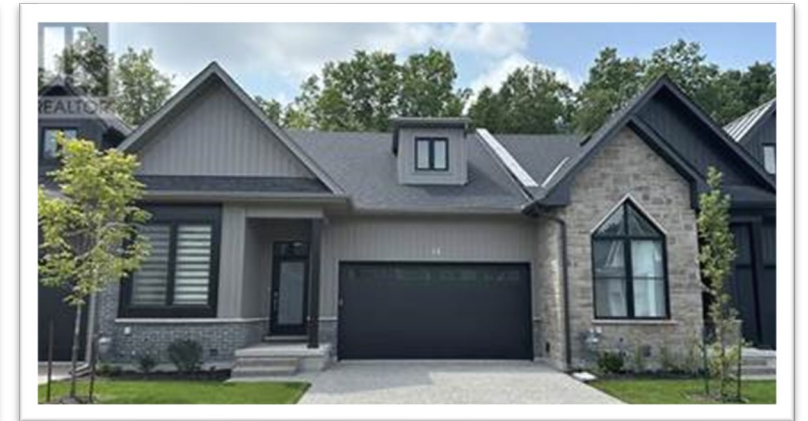
UNIT TYPE	NUMBER OF UNITS	PROVIDED PARKING
2-Storey Townhouses	98 units	277 spaces
3 6-Storey Apartment	165 units	208 spaces
Single Detached / Semi Detached	26 units	52 spaces
	Total Units: 289 units	Total Parking: 537 spaces

Unit Examples

Apartment Building

Townhouse Unit

Single-Detached Unit



Supporting Technical Studies Prepared

- Phase One Environmental Impact Assessment
- Land Use Compatibility Study – Air Quality and Noise
- Industrial Sensitivity Report
- Functional Servicing Report
- Traffic Impact Study
- Employment Lands Conversion Study (2017 & 2021)
- Stages 1 & 2 Archaeological Studies and Ministry Clearances
- Concept Plan and draft Vacant Land Use Condominium Plan

Public Consultations

- 2 virtual public meetings were held
- Notice was provided through mail to all registered owners within 120 metres of the site
- Niagara-on-the-Lake Planning Staff were in attendance
- General public support for the project with no significant concerns raised

Proposed Minister's Zoning Order (MZO)

The proposed MZO will:

- Rezone the existing employment lands to permit residential uses
- Permit Townhouse, Semi-detached, Single-detached, Apartment units and Senior Citizen apartment units
- Establish minimum unit counts for each zone to ensure housing forms
- Establish front, side, and rear yard setbacks (where applicable) for each housing type
- Establish a minimum parking requirement for each housing type

Justification for Proposed MZO

Unsuitability for Employment Uses

- Isolated from QEW – 8 km away
- Surplus of Employment Lands available in NOTL and need for community lands
- Configuration of land is not efficient for employment parcels

Residential Infill

- Not within the protected countryside areas of the Green Belt Plan
- Within the Virgil Urban Area boundary
- Underutilized lands in proximity to residential uses and services
- Municipal services available

Increase housing forms available in Virgil

- Would provide a range of different unit sizes and types that would be more affordable
- Would increase the available housing stock in Virgil as well as the range of housing types available

Proposed Community Benefits

- Proposed Improvements to Reservoir Lands
- Proposed crosswalk over Niagara Stone Road
- Secondary Emergency access
- Trail connections to support active transportation

Planning Process



What will Happen if the MZO is approved?

- Remaining Planning Applications will still be required
 - ⑩ Site Plan Approval
 - ⑩ Draft Plan of Subdivision/ Condominium
- Detailed engineering design and agreements as per the regular process
- Any requisite studies can be required or updated as necessary

Conclusions

- The site is currently underutilized
- Full compliment of utilities and services are available with capacity
- Will contribute to the significant need for additional housing
- Represents a more desirable form of affordable and attainable housing
- This change will not undermine industrial growth and development

On behalf of our client, we respectfully ask that Council pass a resolution in support of their request for a Minister's Zoning Order to allow residential development upon these lands rather than the current industrial permissions

Thank You!

