



Public Meeting – 1594 Concession 6 Road (Red Roof Retreat)

Zoning By-law Amendment (ZBA-15-2024)

January 14, 2025

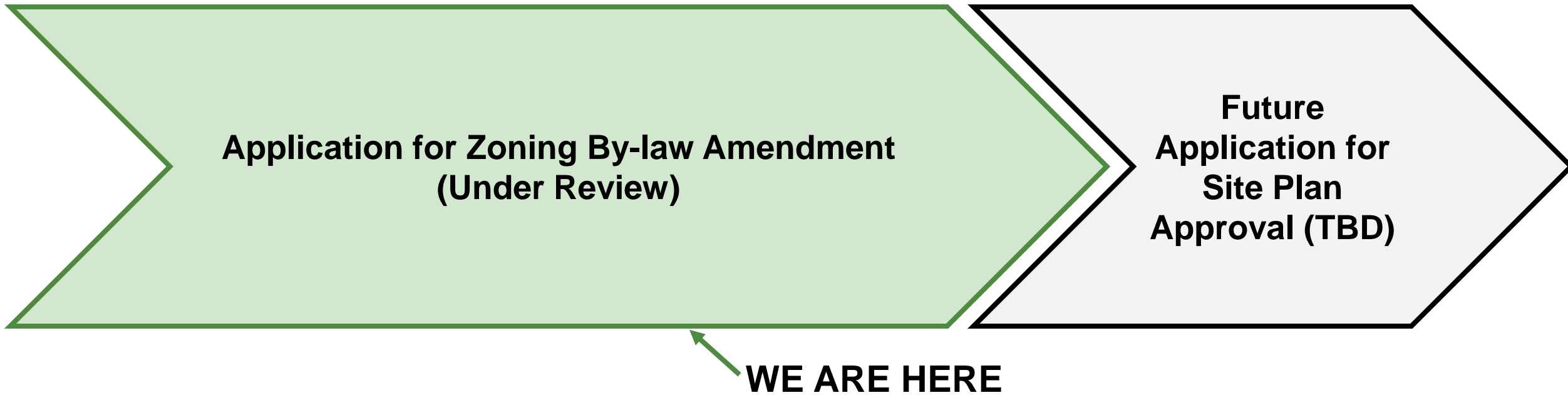
John Federici, MCIP, RPP, Senior Planner

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

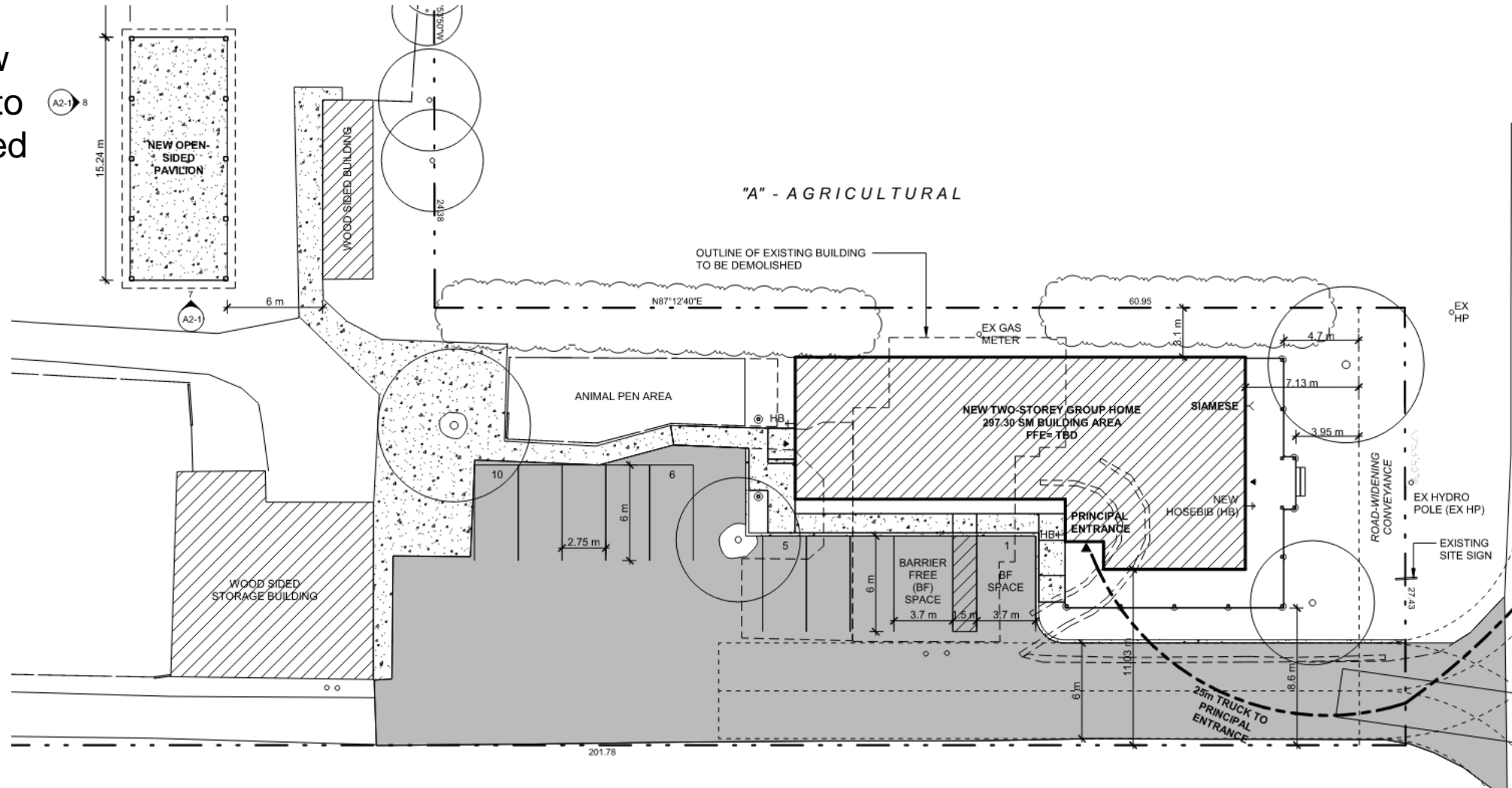


Development Process

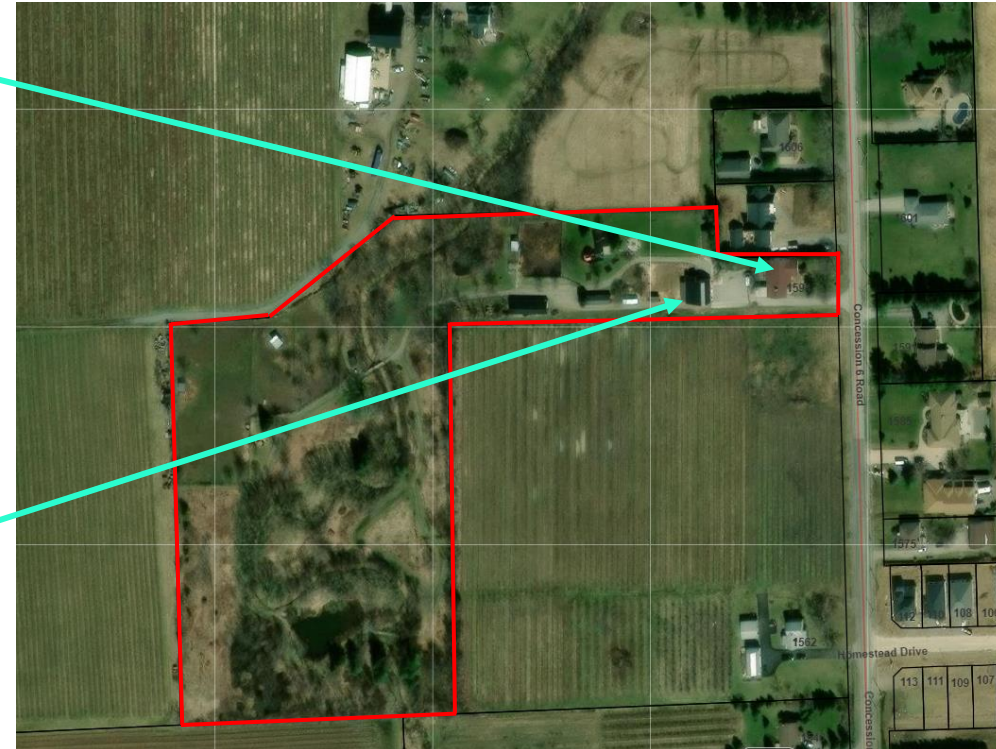
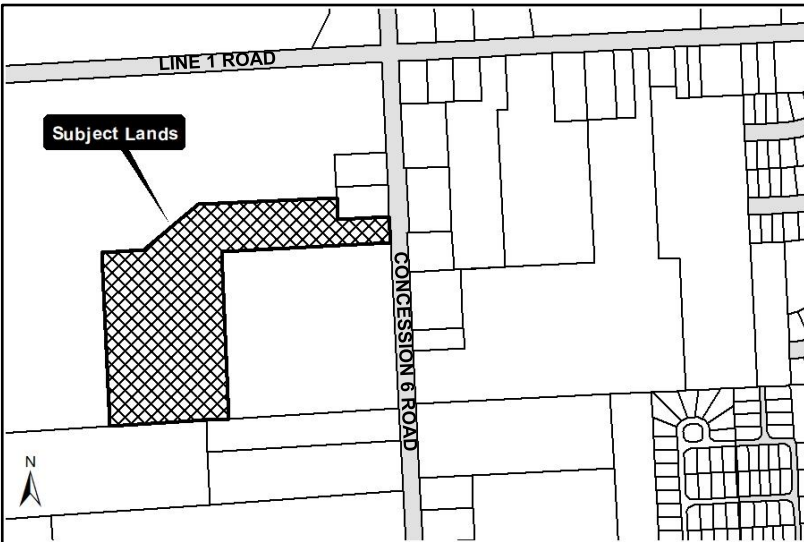


Proposal

- Development of a new Respite Care Facility to be operated by the Red Roof Retreat with associated adult day programs



Location



Policy: Provincial & Regional Policies

Plan	Designation
Provincial Planning Statement, 2024	Prime Agricultural Area – Specialty Crop Area
Greenbelt Plan, 2017	Specialty Crop Area (Niagara Peninsula Tender Fruit and Grape Area)
Niagara Official Plan, 2022	Specialty Crop Area

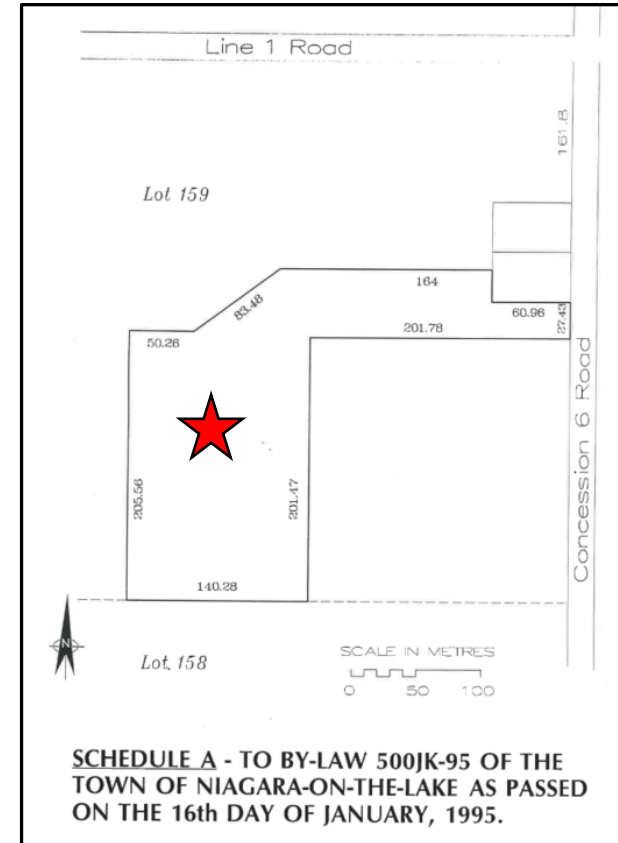
- The above designations permit the expansion of existing uses, subject to demonstrating that new municipal services are not required, that the proposal does not expand into key natural heritage features or key hydrologic features, and that the proposed use is in accordance with the minimum distance separation formulae, among other criteria.

Policy: Town Official Plan and Zoning By-law



Designated:
"Agricultural"

Town Official Plan,
2017, as amended



Zoned: "Rural (A)
Site-Specific Zone",
By-law No. 500JK-
95

Zoning By-law
500A-74, as
amended

Requested Amendment: Zoning By-law Amendment

- Rezone lands to expand the permitted uses to include a Respite Care Facility and Adult Day Programs
- Request for site-specific provisions for lot area, lot frontage and front yard setback, and to set out site-specific parking requirements.

Consultation: Town, Agency & Public Comments

- **No objections:** Fire and Emergency Services, Finance, Building, Heritage, Operations, Enbridge Gas, Niagara Peninsula Conservation Authority, Canada Post.
- **Review ongoing:**
 - Niagara Region: No objections provided that revisions are incorporated into the Zoning By-law Amendment, which set out that the Natural Environmental System features on the subject property and their associated 30-metre-wide Vegetated Protection Zone are placed within an appropriately restrictive environmental zone and that specific limits are established to regulate the maximum building footprint to ensure the proposed use remains appropriately scaled for the subject property and its surrounding agricultural context.
- Open House on December 12, 2024. No members of the public attended the Open House to provide comments. No written comments have been received to date from residents.

Next Steps

Ongoing review of Application



Comments provided to Applicant,
opportunity to respond to
comments / make revisions



Future recommendation report to
Council





Thank you. Any Questions?

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