

1594 Concession 6 Road

Town of Niagara-on-the-Lake

January 14, 2025

Application for Zoning By-law Amendment
For: Red Roof Retreat

Prepared by:

NPG ▶ PLANNING
SOLUTIONS

Description of Subject Lands

- **Lot Area:** 4.025 ha (9.95 acres)
- **Frontage:** 27.43 metres on Concession 6 Road
- There is an existing single-detached dwelling and 10 accessory structures on the property.
- Serviced by existing municipal water. Sanitary servicing is provided via private on-site septic.
- The rear of the lot is impacted by the Four Mile Creek, which is part of the Regions Natural Environment System. No development is proposed in this area and the NPCA raised no concerns.



Aerial Context & Surrounding Uses

Niagara Official Plan Designation:
Specialty Crop Area

Town Official Plan Designation:
Agricultural

Town Zoning By-law: Rural (A) Site-specific Zoning By-law 500JK-95

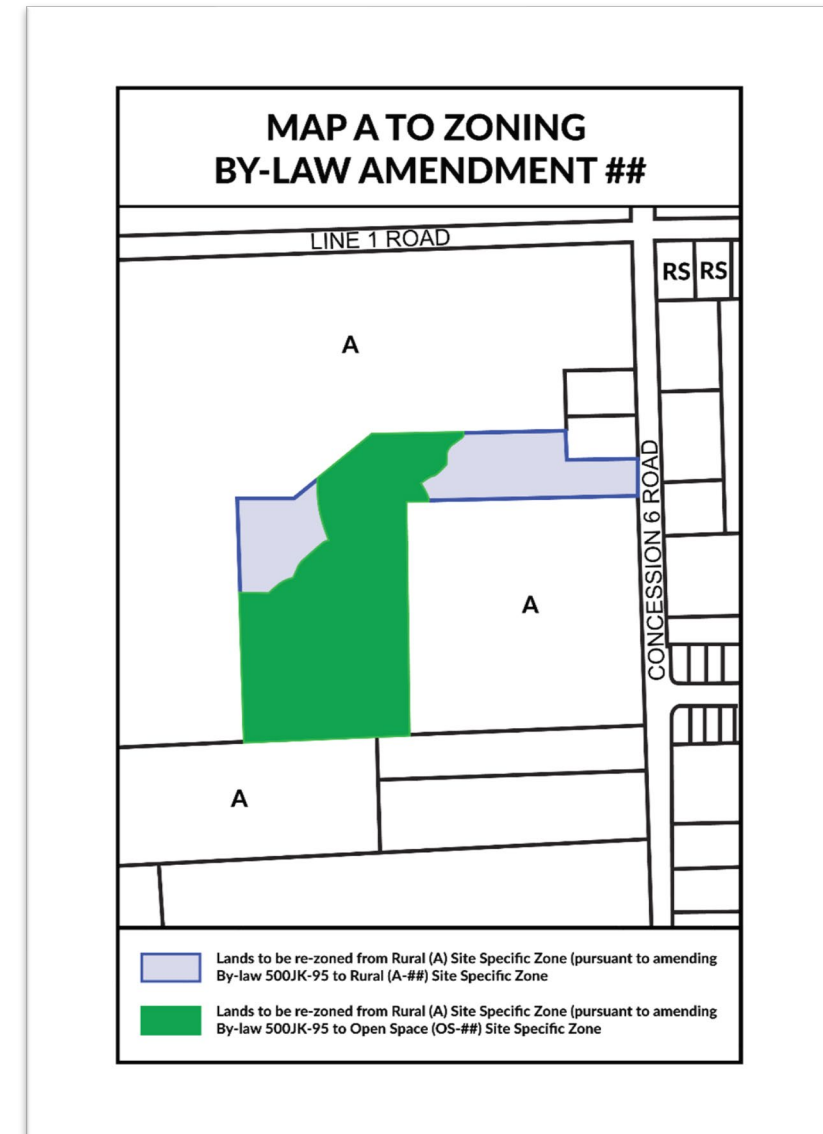
Permits “a group home for rehabilitation and long-term living program for persons with acquired brain injuries.”

Located in a primarily rural residential area, just outside the Urban Boundary of Virgil.



Proposed Zoning By-law Amendment

- **Existing Zone:** Rural (A) Site Specific Zone pursuant to amending By-law 500JK-95.
- **Proposed Zone:** Rural (A-##) Site Specific Zone & Open Space (OS-##) Site Specific Zone
- Zoning By-law amendment requested to:
 - permit and define “Respite Care Facility” and “Adult Day Program”
 - accommodate the proposed minimum lot area, lot frontage, interior side yard setback and minimum front yard provision;
 - Set out required Parking requirements;
- Proposal conforms to the remaining zoning provisions



Comments Received to Date

On December 16, 2024, the Town, Region, and Agencies provided comments. The following are revisions to the draft By-law are proposed to respond to these comments:

- Rezone the environmental features on-site and their respective buffers to a restrictive Open Space (OS-##) Site Specific Zone
- Limit the footprint of the Respite Care Facility Main Building to 310m² (excluding the covered verandah)
- Request of a 2 metre interior side yard setback at the north property line to accommodate the Operations Departments requirement of a 1 metre entranceway setback at the south property line
- Increase the minimum of parking spaces to ten (10) spaces (five (5) allocated to staff and five (5) for visitors, guests and program participants).

Supporting Studies

Archaeological Assessment (Detritus Consulting Ltd.)

- Stage 1-2 Archaeological Assessment was conducted – no archaeological resources were found.
- No further archaeological assessment of the study area is warranted.

Functional Servicing & SWM Brief

- Replace septic system and connection to the existing water main.
- The site is generally flat with surface runoff being contained on-site. Some of the site drains to the watercourse at the rear of the property.

- ✓ **Consistent with the PPS, and conforms with the Greenbelt Plan, NOP, and the Town of Niagara-on-the-Lake Official Plan.**
- ✓ **Compatible with the surrounding neighbourhood.**
- ✓ **Addresses all technical requirements and comments of the Town, Region and agencies.**
- ✓ **Makes efficient use of existing services and infrastructure.**



Contact Information

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