





**NIAGARA PENINSULA  
CONSERVATION  
AUTHORITY**

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February 18, 2014

File No. MPR 9.22

Planning & Development Services  
Town of Niagara on the Lake  
1593 Four Mile Creek Rd.  
Virgil, ON L0S 1J0

Attn: Brynne O'Neill

Subject: Zoning By-Law Amendment  
5 Walnut Street, Queenston

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The Niagara Peninsula Conservation Authority (NPCA) has reviewed the above noted application and offers the following comments for your information.

This application has been made to amend the Zoning By-Law to allow for residential use on Parts 3 and 4 on Plan 30R-14180 within the urban boundary of Queenston.

**NPCA Regulations:**

The subject property is not impacted by any lands regulated by the NPCA under the Authority's "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation" (O. Reg. 155/06).

**Niagara Region Natural Heritage Comments:**

The subject property is impacted by a Potential Natural Heritage Corridor as identified by the Region of Niagara's Core Natural Heritage Mapping. Regional Policies state that where development is proposed in or near a Potential Corridor, the corridor shall be considered in the development review process.

As the lands surrounding this property are already highly developed, the approval of this application, and subsequent development of the property will not likely pose any further impacts to this natural heritage feature or its functions.

**Conclusion:**

Please be advised the NPCA offers no objections to the approval of this application.

I trust the above will be of assistance to you. Please do not hesitate to call should you have further questions in this matter.

Yours truly,

  
Sarah Mastroianni

Planning Approvals Analyst (ext. 249)

Cc: Mr. Richard Wilson, Planner, Niagara Region

February 26, 2014

**VIA EMAIL ONLY**

File: D.18.05.ZA-14-016

Bryanne O'Neill  
Planner I  
Town of Niagara-on-the-Lake  
1593 Four Mile Creek Road, P.O. Box 100  
Virgil, ON L0S 1T0

Dear Ms. O'Neill:

**Re: Regional and Provincial Review Comments**  
**Zoning By-law Amendment Application**  
**Proposed Residential Zoning**  
**5 Walnut Street - Queenston Street (East Side) & Princess Street (West Side)**  
**Town of Niagara-on-the-Lake**

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Regional Development Services staff has reviewed the information circulated for this application to amend the Zoning By-law. The subject land is currently zoned Institutional (I). The amendment proposes to change the zoning of Part 3 (Princess Street) and Part 4 (Queenston Street) as shown on the submitted sketch to Established Residential (ER1) and Residential Development (RD), respectively. The ER1 zone will permit a single-detached dwelling while the RD zone will allow for future residential development. The rezoning addresses a condition of a related consent application (File B-10/13) that was granted provisional approval by the Town's Committee of Adjustment in April 2013. Further to our telephone discussions, the following Provincial and Regional comments are provided to assist the Town in considering the application.

A preconsultation meeting for the proposal was held on September 6, 2012 with representatives of the owner and staff from the Town and Region.

**Planning Review**

The subject property is within the Urban Area Boundary for the Town of Niagara-on-the-Lake (Queenston) according to the Regional Policy Plan. The Provincial Policy Statement (PPS) defines the subject land as within a settlement area where development is generally concentrated and an appropriate range and mix of land uses is to be provided. The Provincial Growth Plan for the Greater Golden Horseshoe identifies the land as within the Built-up Area. Regional Policy Plan Amendment 2-2009 (Growth Plan conformity) indicates the area within the Built Boundary.

The Regional Policy Plan, PPS and Growth Plan contain policies that support the intensification of land uses in urban areas where appropriate servicing and infrastructure exist. Planning authorities shall provide for a range of housing types and densities to meet the projected needs of current and future residents. The subject land was part of the yard area of a former school site. This proposed residential infill development would contribute to the available variety of housing

types in the community. It is understood the RD zone on the Queenston Street parcel is an interim zoning category until a specific residential development proposal is submitted for review. The addition units will help the Town to achieve intensification targets (currently 15%) for new development within the Built-up Area as indicated in the Growth Plan and Regional policies. The application represents an efficient use of urban land and existing services.

### **Archaeological Resources**

Based on Provincial screening criteria, the site exhibits potential for the discovery of archaeological resources. The applicant recently provided correspondence from the Ministry of Tourism, Culture and Sport regarding the review of a Stage 1 and 2 Archaeological Resource Assessment prepared by Archaeological Services Inc. (dated May 18, 2012) that includes the subject land. The report recommends that no further archaeological assessment of the property be required. In a letter dated June 26, 2012, the Ministry states they are satisfied that the fieldwork and reporting for the archaeological assessment is consistent with Provincial standards and guidelines. It appears that archaeological concerns have been addressed.

### **Natural Heritage**

The Region's Core Natural Heritage (CNH) mapping designates the area as part of a CNH - Potential Natural Heritage Corridor. In accordance with the Memorandum of Understanding and the protocol between the Region and the Niagara Peninsula Conservation Authority (NPCA), the NPCA is responsible for the review and comment on all planning applications for impacts on the natural environment. Please refer to NPCA comments.

### **Conclusion**

Regional Development Services staff has no objection to the proposed Zoning By-law amendment from a Provincial or Regional perspective, subject to the satisfaction of any local requirements.

If you have any questions or wish to discuss these comments, please contact me at extension 3391 or Lindsay Earl (Senior Planner) at extension 3387.

Please send a copy of the staff report and notice of the Town's decision on this application.

Yours truly,



Richard Wilson, MCIP, RPP  
Planner

- c. Sarah Mastroianni - Niagara Peninsula Conservation Authority  
Peter Colosimo - Regional Development Services Division  
Marilyn Radman - Regional Development Services Division