



Town of Niagara-on-the-Lake

1593 Creek Road, Box 100

Virgil, Ontario L0S 1T0

(905) 468-3266 FAX (905) 468-0301

Planning Review Comments

Project Name: FIORUCCI SUBDIVISION - ZBA	Address: ANGELS DRIVE
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By	On Behalf Of	Decision	Comments
Doug Kerr		Support	Public Works have no comments or concerns regarding this application
Donna Lake		Support	The property tax department have no issues.
Leah Wallace		Support	No impact on heritage resources.
Alex Burbidge		Support	Fire Department has no concerns with the increased lot coverage.
Brynne O'Neill	Region Of Niagara	Support	No issues or concerns
Darka Jensen		Support	No zonig issues. Will review final by-law once draft is prepared.

Printed BY: **Caleigh McInnes**

DATE: 2014-11-03

August 27, 2014

VIA EMAIL ONLY

File: D.18.05.ZA-14-086

Brynne 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
Fiorucci Estates
SW corner of York Road & Tanbark Road
Town of Niagara-on-the-Lake**

Regional Development Services staff has reviewed the information circulated for this application to amend the Zoning By-law. The subject land is currently zoned "St. Davids Community Zoning District - R1-16 Site Specific". The amendment proposes to change the site specific zoning for Lots 1, 2, 7-11, 13, 15-18 & 32-34 within the Fiorucci Estates Subdivision to allow for increased lot coverage. The following Provincial and Regional comments are provided to assist the Town in considering the application.

A pre-consultation meeting for the proposal was held on July 3, 2014 with representatives of the owner and staff from the Town, Region and Niagara Escarpment Commission.

Planning Review

The subject property is within the Urban Area Boundary for the Town of Niagara-on-the-Lake according to the Regional Official 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. The Regional Official Plan Amendment 2-2009 (Growth Plan conformity) indicates the lands are within the Built Boundary.

The Regional Official 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 lots are part of a registered plan of subdivision. Staff is aware that since the registration of the subdivision a number of minor variance applications have been approved to increase the permitted lot coverage. The proposed zoning by-law amendment would allow for an increase in lot coverage (for all buildings) from 33% to 40%. The

additional lot coverage will not impact the future development of single detached dwellings on the subject lots to meet required setbacks. Development of these lots 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. As such, staff notes that the amendment is consistent with Provincial and Regional policies. Further, the property does not front onto a Regional road and is serviced locally.

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 3387 or Marilyn Radman, Manager, Development Planning at extension 3485.

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

Yours truly,

A handwritten signature in cursive script, appearing to read 'L. Earl'.

Lindsay Earl, MCIP, RPP
Senior Development Planner