

Public Meeting for 1114 Haist Street

Zoning By-law Amendment Application

AM-08-2022

December 12, 2022

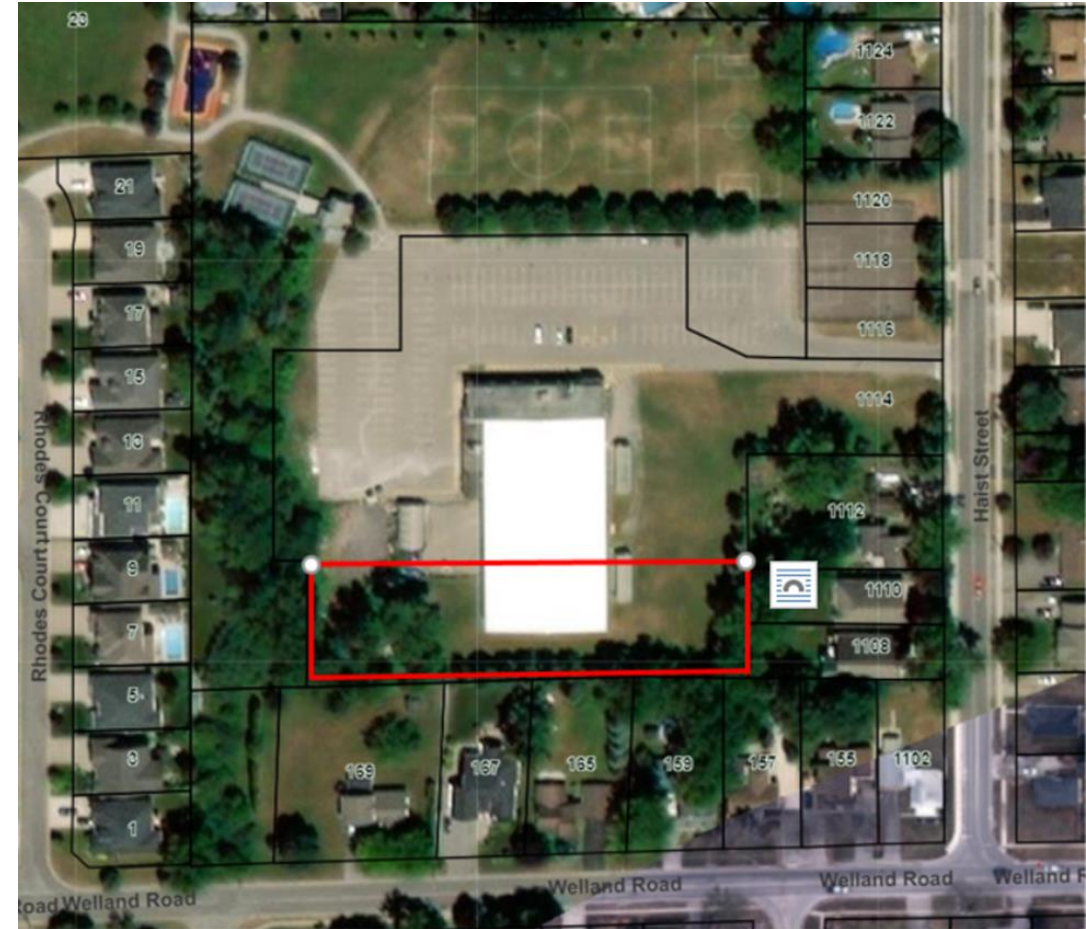
Location & Purpose

Location:

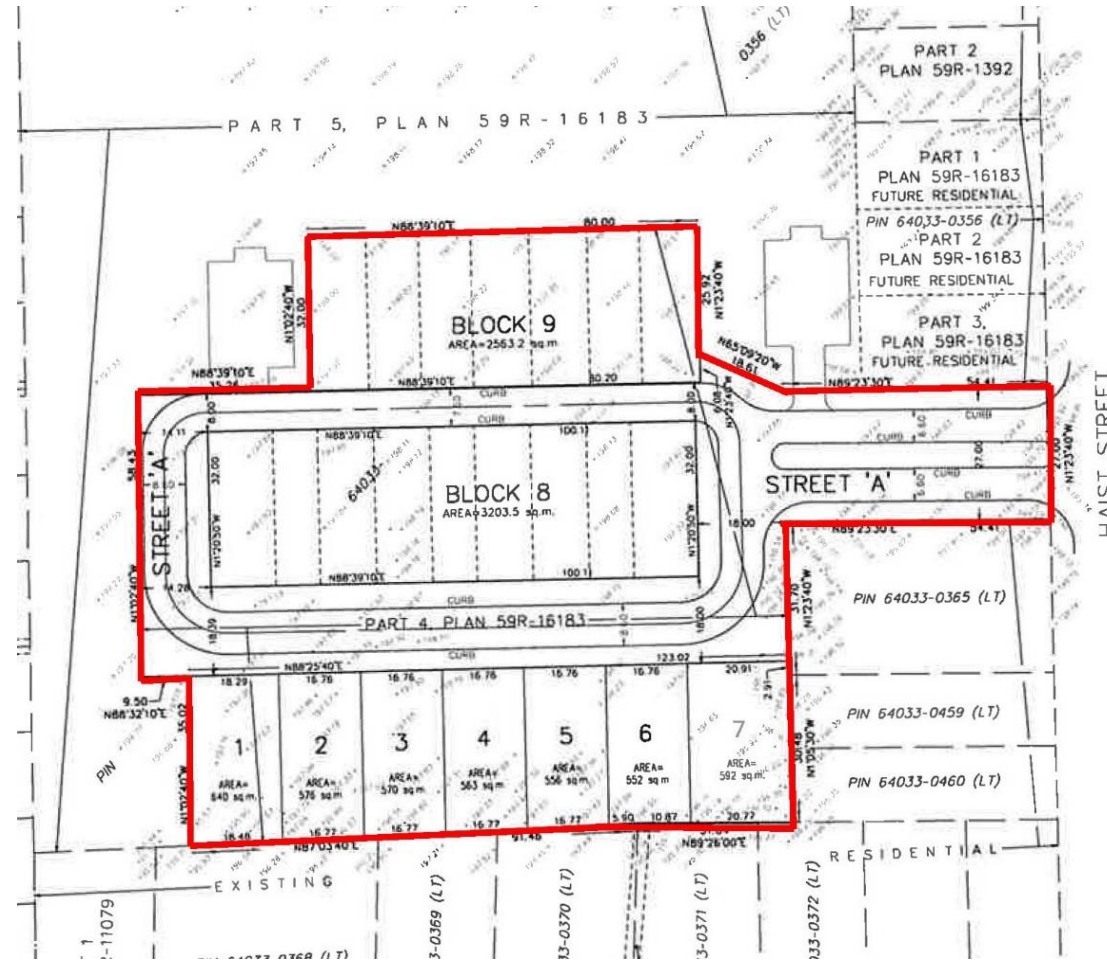
west side of Haist Street, north of Welland Road

Purpose:

- Rezone a portion of the lands (Lots 1-7 on the approved Emerald Trail draft plan of subdivision) by reducing the rear yard of the future single detached dwellings from 10.0 metres to 7.5 metres and allow a covered porch to encroach 3.5 metres into the rear yard.



Emerald Trail Draft Plan of Subdivision



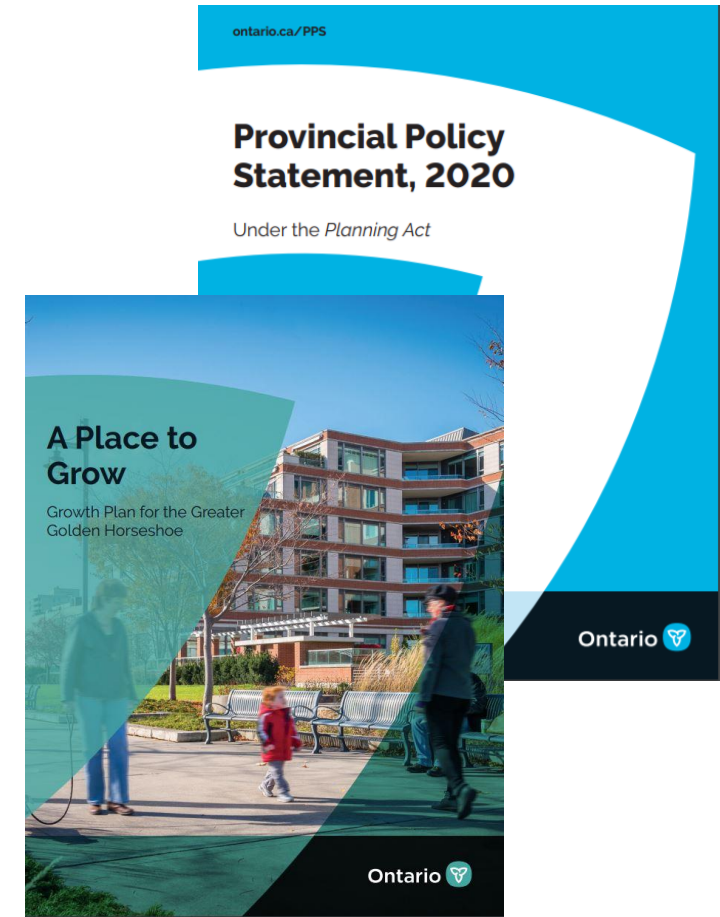
Provincial Policies & Plans

Provincial Policy Statement, 2020

- Settlement Area

Growth Plan for the Greater Golden Horseshoe, 2019

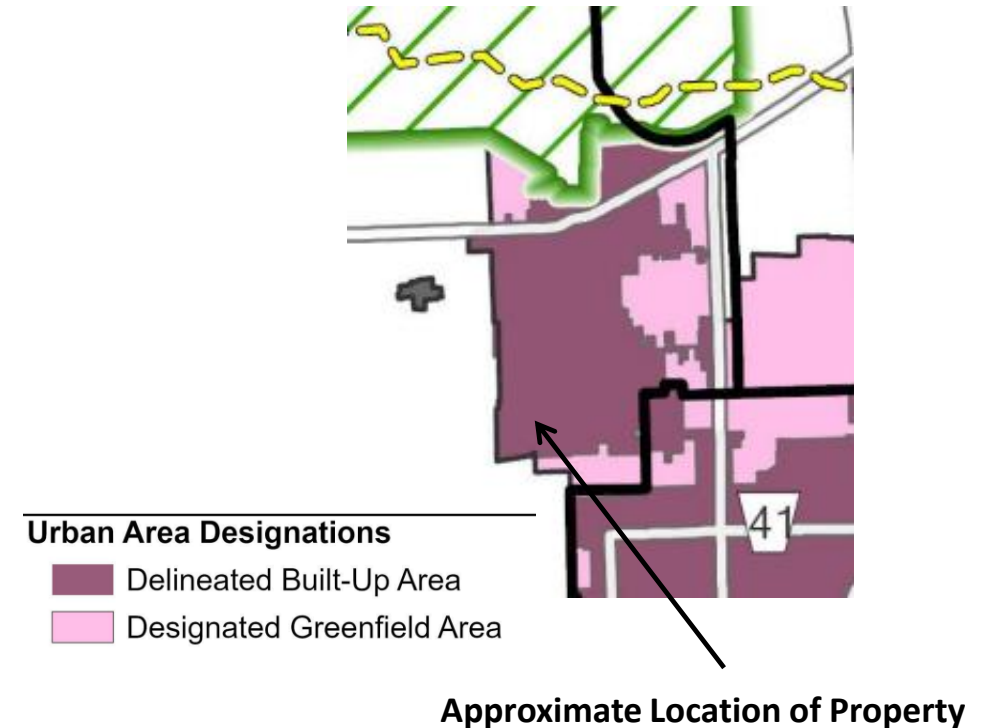
- Delineated Built-up Area



Niagara Region Official Plan

Delineated Built-up Area

- Requires a range and mix of densities, lot/unit sizes and housing types to be planned to meet housing needs at all stages of life.
- 25% of all new residential units in the Town annually to be located in this area.
- Residential development encouraged to incorporate sustainability into design and construction.



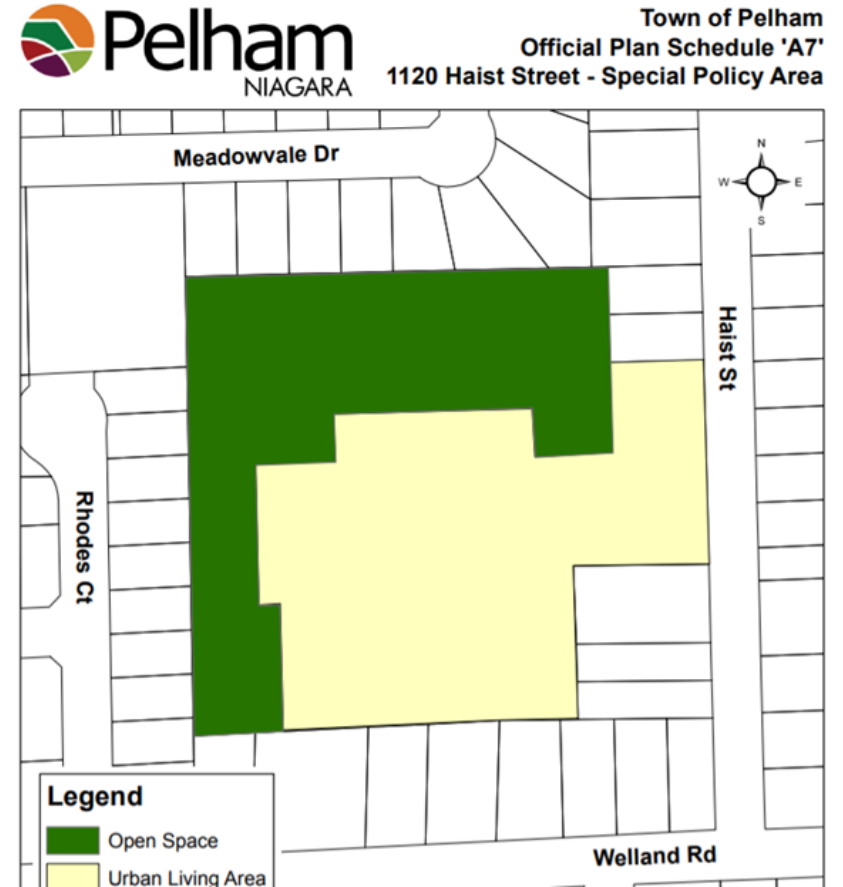
Town Official Plan

Subject Lands are Designated Urban Living Area

1120 Haist Street – Special Policy Area

The policies in Policy B.1.1.13 apply which include:

- Urban design requirements for the built form to ensure high quality construction and design;
- Requirements for the parkland and public space including requirements for street trees and lighting, sidewalks, maintenance of the wooded area and a future pedestrian trail connecting to Welland Road;
- Provision for public parking area and on-street parking.



Zoning By-law 1136 (1987)

- R2-284 permits one single detached dwelling, uses, buildings and structures accessory thereto and home occupations (lots 1 through 7) subject to special regulations.



Property Location

Requested Changes to R2-284 Zone

Zone Regulation	Standard R2-284 Regulation	Requested Regulation
(e) Minimum Rear Yard	10 m	7.5 m

Zone Regulation	General Provisions	Requested Regulation
6.35(c) Minimum Rear Yard	Unenclosed porches, balconies, steps and patios, covered or uncovered may project into any required yard a maximum distance of 1.5 m provided that, in the case of porches, steps or patios, such uses are not more than 1.3 m above ground.	Unenclosed porches, balconies, steps and patios, covered or uncovered may project into any required yard a maximum distance of 3.5 m provided that, in the case of porches, steps or patios, such uses are not more than 1.3 m above ground.

Zoning By-law 4481 (2022)

- Under appeal.
- Subject lands are zoned Residential Two – 89 (R2-89) which carries forward the requirements of the R2-284 zone in the current Zoning By-law.



Agency Comments

Public Works

No comments or concerns.

Public Comments

Ron Lynch

Opposed to the application because property is higher elevation than neighbouring properties with decks that will impact privacy and continued enjoyment of the backyard.

Technical Reports

- Planning Justification Report prepared by Upper Canada Engineers/Planners dated July 2022

Digital copy of the report is available by contacting the Planning Division.

Conclusion

No decision or recommendation concerning this application has been or will be made at this meeting.

Following review of comments received, a recommendation report will be prepared for Council's decision at a later date.

Please ensure you provide your contact information as soon as possible if you wish to receive future notices.

Questions & Comments

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