

Appendix 3 - Queenston Secondary Plan

(Niagara-on-the-Lake Final Draft Official Plan - December 18, 2018)

The Official Plan recognizes the urban area of Queenston and the four properties on the riverfront side of Front Street and the abutting riverfront lands managed and under the jurisdiction of the Niagara Parks Commission and the Niagara Escarpment Commission as a Special Policy Area. The boundaries of the Special Policy Area are shown on Schedule E1.

It is the intent of this Plan that all future planning and development in the Special Policy Area shall be in accordance with the policies of the Village of Queenston Secondary Plan as follows:

1.0 Introduction

The Village of Queenston is a small community defined by its tree-lined streets, pedestrian-scaled and intimate atmosphere, and a wealth of heritage resources that are valued by the residents. The strong sense of place in the Village and its remarkable natural landscape setting create a distinctive place and community.

Queenston has had a rich and diverse history. The 'west landing', a natural flat landing at the Niagara River's edge, had become known as 'Queenston' by the late 1700's. By 1811 it was home to one of Upper Canada's first distributing post offices with a population of approximately 300 residents prospering from water related trade. Over the past 150 years, Queenston and its waterfront have undergone many changes as the Village shifted from a busy commercial port to a residential community with predominantly single family housing and only a few open views to the riverfront.

A select number of substantial sites within the Village create the opportunity to modestly expand the diversity of housing types and commercial uses within the Village to better meet the needs of the existing and future community, while maintaining the fundamental character and quality of the Village. Articulating the direction in which modest change can occur is important for preserving the distinctive quality of the Village today. Toward a More Complete Community responds to specific contemporary challenges and opportunities facing the Village today and establishes a framework of public improvements and detailed policy direction for private sector development aimed at enhancing the Village as a more complete community, while preserving its unique natural and cultural assets and the quality of life it offers.

Toward a More Complete Community translates the Village Strategy for guiding change within the Village into a series of land use and urban design policies to ensure that future development is compatible with existing uses, development form and the character of the Village. The Secondary Plan covers the Village of Queenston as designated in the Niagara-on-the-Lake Official Plan and the Riverfront adjacent to it. The Secondary Plan policies are generally consistent with the relevant provisions of Niagara-on-the-Lake's Official Plan but provide more detailed policy where necessary to achieve the intended direction for the Village.

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1.1 General Intent of the Secondary Plan

The Queenston Secondary Plan has two primary purposes: to guide detailed planning, zoning and development decisions; and, to identify the Town's priorities for publicly funded initiatives and investments. As such, the Secondary Plan provides the detailed policy direction to manage the land use, infrastructure and development changes within the Village of Queenston for the next twenty years. It is the intention that any new private development and public investment contributes toward the Village becoming a more complete and sustainable community. One that is able to meet the needs of its residents while maintaining and respecting the essential character and structure of the Village. The Plan promotes a modest increase in the diversity of housing types and employment choice within the Village in the form of 'live work' developments whereby residents and workers will have the opportunity to live, work and shop.

The Land Use Policies, Urban Design Policy and Tools for Implementation are outlined in Part 4 and collectively form the Secondary Plan for the Village of Queenston and the Riverfront area.

The Secondary Plan recognizes that it may take many years for the community to evolve as a more complete community. Therefore, any development proposal will need to conform to the long term goals and built form objectives envisioned by this Plan. Urban design requirements are an important component of this Secondary Plan. Maintaining the visual attractiveness and character of the Village is of prime importance, and development throughout the Village will be characterized by high quality urban design.

1.2 Community Structure and Urban Form

Queenston exhibits a distinct development pattern characterized by a regular pattern of streets and blocks which establish a connective structure for cultural, residential, and commercial uses, and heritage elements. The Village is set within a remarkable natural landscape of the escarpment, riverfront and agricultural lands. The Secondary Plan establishes the following structural provisions to improve and complement the quality of place in the Village including:

- Integrate the Niagara River Parkway within the overall character and structure of the Village through street tree planting and landscape improvements aimed at greening the Parkway, slowing traffic movement within the Village and improving the landscape character and quality of place of this part of Queenston;
- Enhance the North and South entries to the community from the Parkway to improve access, egress and way-finding within the Village;
- Respect and preserve the urban street pattern as a green connective network for vehicular, pedestrian and cyclist movement in the Village;
- Recognize Front/Princess and Queenston Streets as Village character streets that are important movement and public realm spines and could be enhanced with heritage lighting, improved walkways and new streetscape elements to strengthen and reinforce the character of the Village;
- Establish Special Policy Areas for 4 significant sites in excess of 2 acres located on Village character streets and a Special Policy Area for the Riverfront whose potential

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redevelopment should be guided by policy requiring comprehensive master plans and public consultation to ensure an attractive and positive relationship between the parcel's use and neighbouring uses;

- Undertake public realm improvements to Village green spaces scattered throughout the Village to enhance the character and recreational amenity of the open space network within the Village;
- The role of the Riverfront can be enhanced with the development of the Front Street Heritage Park through more effective management and joint development or enhancement opportunities involving the Town and the Niagara Parks Commission including a riverfront park;
- Protect and enhance conservation lands and agricultural landscapes as important natural and managed landscapes; and
- Maintain and enhance stable residential neighbourhoods and ensure that new infill development complements the built form and landscape character of the neighbourhood.

2.0 Community Development Principles

The following principles express the fundamental premises for development within the Secondary Plan area. They will be considered in the review of all development applications and capital projects.

2.1 Promote Design Excellence

- a) Design and construct buildings that respect, complement and enhance the best attributes of the Village;
- b) Adopt 'best practice' technologies to achieve energy efficient buildings;
- c) Ensure the public realm- the area's parks, streets, and trails are designed, upgraded and maintained to the highest standards;
- d) Incorporate public art into the design of significant open spaces; and
- e) Promote the development of inspiring, meaningful and memorable places.

2.2 Strengthen Existing Neighbourhoods

- a) Ensure new infill development respects and enhances the character of the neighbourhoods and Village as a whole;
- b) Encourage compatible development on vacant and under-utilized land;
- c) Preserve, restore and/or reuse buildings of historic or architectural significance;
- d) Ensure existing residential neighbourhoods and infill development are adequately served by community amenities such as public parks, libraries, emergency services and recreational facilities;
- e) Ensure that institutional, commercial and open space and community facility uses are compatible with and complementary to neighbouring uses and the surrounding community, and are designed to facilitate the achievement of urban design objectives of the plan; and

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- f) Encourage and assist institutional users and public agencies in securing suitable sites, multi - use or shared use space to enable them to serve the community's social, cultural, health care and religious needs.

2.3 Create a More Complete and Diverse Mixed Use Community

- a) Modestly increase the range of residential land uses to provide more flexibility of housing forms to meet the needs of the population, seniors and young families;
- b) Provide 'live work' opportunities whereby residents and workers will have the opportunity to live, work and shop in the Village;
- c) Locate mixed land uses and higher density residential townhouse uses in close proximity to planned community parkland and open space focal areas and/or as permitted within commercial use areas to support a vibrant community; and
- d) Promote commercial, mixed use commercial and low impact tourism development opportunities which can serve the broader community and municipality, while meeting the needs of the local population without disrupting day to day community life.

2.4 Enhance the Riverfront as a Valued Passive Recreational Amenity

- a) Promote the alignment of Municipal, Niagara Escarpment Commission and Niagara Parks Commission jurisdictional goals toward ensuring that future uses and riverfront improvements are low impact and compatible with predominant residential uses of the Village;
- b) Promote a range of riverfront enhancements including improved pedestrian access and trail maintenance, preservation of the natural environment and character, and the proper management of natural areas to improve visual access to the riverfront from the Village;
- c) Promote the creation of a publicly accessible civic parkland focus on Front Street providing new passive recreational amenities, views to the riverfront and opportunities for heritage and commemorative interpretation;
- d) Promote the development of a continuous upper riverfront 'walk' or promenade linking the civic parkland focus on Front Street north to the riverfront viewing area at St. Saviour's Church, utilizing ~~Public~~ public right of ways, and as necessary private easement agreements;
- e) Promote the maintenance of all public access routes to the riverfront, public boat launch, and riverfront parkland areas and furnishings;
- f) Promote the maintenance of current river front access routes to their current width;
- g) New development on the riverfront should not prevent or inhibit public access to the water's edge; and
- h) Preserve and enhance public vistas and view corridors to and from the waterfront and at the terminus of public streets adjacent to the waterfront.

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2.5 Beautify the Village through Targeted Public Realm Improvements

- a) Augment existing open spaces with new parkland, enhanced parkland on Front Street and publicly accessible private amenity spaces to strengthen civic and recreational opportunities within the Village;
- b) Ensure that new parks and open space amenities address the passive recreational needs of the community;
- c) Enhance existing open space amenities with landscaping and streetscape furnishings to enhance civic and recreational functions;
- d) Support Queenston Street and Front Street as important Village Character Streets appropriate for heritage themed streetscape improvements including lighting; and
- e) Promote the enhancement of the Niagara River Parkway through new streetscaping to better integrate this scenic ceremonial route within the Village.

2.6 Preserve Natural and Cultural Heritage

- a) Conserve and strengthen the overall character of Village neighbourhoods and streetscapes;
- b) Conserve, restore and reuse existing historic buildings and structures;
- c) Conserve and protect natural heritage areas in a natural state;
- d) Encourage designation of important historic buildings under Part V of the Ontario Heritage Act;
- e) Ensure that new development will not adversely impact the conservation of natural and cultural heritage features;
- f) Reflect and interpret the industrial, commercial and marine heritage of the Village through the design of new open spaces, views and vistas, and as focal commemorative features at community entries and civic gathering spaces;
- g) Encourage the development of cultural institutions to inform residents and visitors about the area's heritage; and
- h) Encourage the use of existing and planned open spaces for cultural and community events.

2.7 Structure a Program for Necessary Infrastructure Improvements

- a) Manage development within the capacity of the existing transportation and servicing infrastructure;
- b) Ensure that any additional costs of servicing private development are borne by the benefiting landowner;
- c) Promote the burial of telecommunications aerial cable and any other utility lines to enhance and preserve the visual integrity of the Village;
- d) Employ 'best practices' techniques for stormwater management to minimize reliance on the combined sewer system and to alleviate where possible, surface drainage and flooding problems; and
- e) Maintain public roads in a state of good repair, suitable for walking, cycling and automobile use, and in their current 'curbless' condition, except for Queenston Street and portions of Front Street adjacent to the planned civic park.

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3.0 General Policies

The policies in this section address land use and other matters common to all parts of the Queenston Secondary Plan area and are intended to ensure all future planning and development in the area addresses the issues and opportunities from the broad community or municipally-wide perspective.

- 3.1 The Queenston Secondary Plan area includes the Queenston Urban Area, as identified in the Town of Niagara-on-the-Lake Official Plan. In addition, the Secondary Plan includes four properties on the riverfront side of Front Street and the abutting riverfront lands managed and under the jurisdiction of the Niagara Parks Commission and Niagara Escarpment Commission.
- 3.2 The Town of Niagara-on-the-Lake will ensure development and redevelopment in the Queenston Secondary Plan area respects the type, scale and character identified in this Plan.
- 3.3 The Land Use Map, Figure 4, shows land use designations for the entire Village of Queenston.
- 3.4 All new development in Queenston shall be subject to a minimum height of 1.5 storeys (5.0m) and a maximum height of 2.5 storeys and 8.5m, except as prescribed in the specific policies of this Plan.
- 3.5 To encourage a broader mix of household types at varying income levels, Queenston shall accommodate a range of housing types including detached, duplex, semi-detached and townhouse dwellings, and senior's apartments as prescribed in the provisions of this Plan.
- 3.6 Development adjacent to farmland shall be compatible to agricultural activities with limited access to reduce public exposure to farming equipment and machinery.
- 3.7 Energy efficient design and building design shall be encouraged in new development in Queenston.

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Figure 4 – Land Use Designations



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4.0 Living in the Village- Residential uses

Responding to the Village's predominantly residential neighbourhood character, the Secondary Plan identifies three residential designations: Established Residential, Low Density Residential, and Village Residential. The Established Residential and Low Density Residential designations are generally consistent with the provisions of the Town's Official Plan. More detailed policies with regard to height, built form and design guidelines provide clear policy direction that is appropriate to the Village of Queenston.

The Village Residential land use designation has been added as a new designation to provide pockets where a greater range of housing types may be permitted in the Village including townhouses. A broader range of housing types in the Village responds to the goal of moving towards a more complete community.

Only modest residential infill development is expected to occur within the Village. Below is a series of policies to ensure that any new residential development shall generally be in keeping with the scale and character of existing buildings in the Village. While the Secondary Plan does not create explicit policies regarding housing styles, as the Village has no predominant vernacular building style, it is important that all new development positively contributes to the character and quality of the Village and allows for the continuation of the variety and diversity of styles found in the Village. Built form, related to massing, setbacks, and lot coverage, is guided by the Urban Design Policies of this Plan.

4.1 Policies Pertaining to All Residential Designations

The following policies will apply uniformly to all residential land use designations:

4.1.1 Apartment form housing is only permitted on the School site.

4.1.2 When creating new residential lots, a Streetscape Study will be completed to ensure that the application is consistent with Urban Design Policies of this Plan.

4.1.3 New buildings shall generally reflect and complement existing adjacent development in terms of scale, height, building location and architectural character.

4.1.4 Building additions and secondary structures shall be a natural extension of the original structure's character, with rooflines no higher than the original structure, and have a complementary relationship to the original structure. They should generally be located behind the front façade of the original structure, except in the case of porches or bay windows, which may extend beyond the existing front façade.

4.1.5 Buildings and secondary structures shall be located appropriately on the lot to be consistent with and reinforce the characteristic of buildings and secondary structures situated in a landscaped yard/garden.

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4.1.6 Structures shall have front, side and rear yard setbacks that are generally consistent with the character of the neighbouring properties. Specific setback dimensions are outlined in the Urban Design Policy provisions of this Plan.

4.1.7 Garages shall be located behind the principal building façade, and in general towards the rear of the lot. However front car garages are permitted subject to the provisions of this Plan.

4.2 Low Density Residential

This designation is located along York Road and portions of the Niagara River Parkway, and consists of a range of housing styles with a variety of setbacks and typically generous lot widths. Development in this designation is generally newer than that within the historic core of the Village, and the majority of the properties back onto either agricultural lands or the Niagara Escarpment Natural Area. Access is provided either directly from the Niagara River Parkway or via a service road paralleling the parkway. The intent of policies outlined below is to respect the existing residential pattern, varied lot sizes and generous frontages within this designation.

4.2.1 Permitted Main Uses: residential uses including single detached dwellings, semi-detached dwellings and duplexes.

4.2.2 Secondary Uses: Uses permitted with a main use include: roomers and borders, bed and breakfasts, accessory apartments, granny flats, home occupations, accessory buildings or structures.

4.2.3 The density of development shall not exceed 6 units per acre (14 units per hectare) residential net density.

4.2.4 Newly created lots with service road access paralleling the Niagara River Parkway and not abutting the Niagara Escarpment shall have minimum dimensions of 30m in width by 45m in depth, and should generally be similar in overall size, width and depth to adjacent and neighbouring residential lots.

4.2.5 Newly created lots with direct frontage on the Niagara River Parkway and/or abutting the Niagara Escarpment shall have minimum dimension of 60m in width by 45m in depth, and should generally be similar in overall size, width and depth to adjacent and neighbouring residential lots.

4.2.6 Building footprints of the combined principal and secondary structures shall be no greater than 15% of the lot area.

4.3 Established Residential

This designation corresponds to the core of the Village, generally located east of the Niagara River Parkway, characterized by neighbourhood housing located on a traditional urban street and

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block pattern. The variety of lot sizes, architectural styles and lot frontages in the Village core exhibits an attractive and unique urban character which shall be respected.

- 4.3.1 Permitted Main Uses: residential uses including single detached dwellings, semi-detached dwellings and duplexes.
- 4.3.2 Secondary Uses: Uses permitted with a main use: roomers and borders, bed and breakfasts, accessory apartments, granny flats, home occupations, accessory buildings or structures.
- 4.3.3 The density of development shall not exceed 9 units per acre (30 units per hectare) residential net density.
- 4.3.4 Newly created single detached lots shall have minimum dimensions of 18m in width by 36m in depth, and should be similar in overall size, width and depth to adjacent and neighbouring residential lots.
- 4.3.5 Newly created semi-detached dwellings and duplexes shall have minimum dimensions of 7.5m in width by 36m in depth if the adjacent lot is developed with a shared driveway, maximum 3.0m that straddles the lot.
- 4.3.6 Newly created semi-detached dwellings and duplexes with a private driveway which is not shared and does not straddle the lot shall have minimum dimensions of 9.0m in width by 36m in depth.
- 4.3.7 Building footprints of the combined principal and secondary structures shall be no greater than 33% of the lot area.

4.4 Village Residential

The Village Residential designation allows for smaller lot single family dwellings, smaller lot duplex and semi detached units and townhouses to provide opportunity for greater diversity of housing types in the Village. Although medium density in the form of townhouses is permitted within this designation, apartment form housing is not permitted.

- 4.4.1 Permitted Main Uses: residential uses including single detached dwellings, semi-detached dwellings and duplexes.
- 4.4.2 Secondary Uses: Uses permitted with a main use: roomers and borders, bed and breakfasts, accessory apartments, granny flats, home occupations, accessory buildings or structures.
- 4.4.3 Newly created single family lots shall have minimum dimensions of 15m in width and 28m in depth.

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- 4.4.4 Newly created duplex and semi-detached lots shall have minimum dimensions of 7.5m in width and 28m in depth if the adjacent lot is developed with a shared driveway, maximum 3.0m that straddles the lot.
- 4.4.5 Newly created duplex and semi-detached lots with a private driveway which is not shared and does not straddle the lot shall have minimum dimensions of 9.0m in width by 28m in depth.
- 4.4.6 Newly created Townhouse lots shall have the following dimensions:
 - 4.4.6.1 End unit lots shall have minimum dimensions of 7.5m in width and 28m in depth.
 - 4.4.6.2 Mid unit lots with front car attached garage access shall have minimum dimensions of 6.0m in width and 28m in depth.
 - 4.4.6.3 Newly created mid unit lots with rear detached garage and rear lane access shall have minimum dimensions of 6.0m in width and 28m in depth.
- 4.4.7 The density of development shall not exceed 12 units per acre (30 units per hectare) residential net density.
- 4.4.8 Building footprints of the combined principal and secondary structures shall be no greater than 40% of the lot area.
- 4.4.9 Service lane access for townhouses and seniors' apartments will, wherever possible, access the site from the adjacent side street.

5.0 Businesses in the Village: Village Commercial

All commercial uses in Queenston should contribute to the overall enjoyment, amenity and quality of life of the Village's residents, and contribute to increased Village sustainability, by allowing resident access to goods, services, and limited employment opportunities within Queenston. Commercial structures should be designed and function in such a manner that complements adjacent development, while facilitating viable business operations. Commercial structures will be appropriately situated and scaled in the context of the Village.

- 5.1 Permitted Uses: Street related Commercial and Community uses, Business Offices, Restaurants, Small-Scale Inns, residential and home occupation within a mixed use building.
- 5.2 Secondary Uses: Uses permitted with a main use such as accessory buildings and structures, and dwelling units.
- 5.3 Commercial frontages will be located along the ground floor along Queenston Street and Front Street; specific provisions are outlined in Section 13.2.5.

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- 5.4 Mixed use developments with ground floor street-related commercial and community uses are permitted and encouraged.
- 5.5 The range of uses permitted on upper floors shall include residential, live/work, personal services and office. Retail uses are not permitted above the ground floor.
- 5.6 Live/work commercial residential units will be developed with a minimum 6.0m service/access lane at the rear to provide loading and service access removed from the public street and permit access to residential/office units above and commercial and residential parking areas subject to detailed design approval by the Town.
- 5.7 Buildings shall conform to the height provisions of this plan and specific provisions outlined in the Urban Design Policy section related to the creation of architectural focal landmarks within commercial use areas.
- 5.8 Publicly accessible private amenity areas, including outdoor dining areas and landscaped courtyards are permitted in accordance with provisions outlined in the Urban Design Policy section of this Plan.
- 5.9 Small Scale Inns up to 3 stories and 840 square metres with a maximum of 22 rooms are permitted.
- 5.10 With the exception of an inn, a commercial unit, including restaurants, shall be a maximum of 110 square metres.
- 5.11 Ancillary parking will be permitted on commercial lots and should not be immediately visible from the public street.
- 5.12 On-street customer parking is permitted within the public right of way on public streets immediately adjacent to the primary commercial frontage.
- 5.13 The following policies will apply to automotive service and sales uses in the Queenston area:
 - i. The existing use is recognized as a legal non-complying use;
 - ii. Expansion shall only be permitted when it can be demonstrated that the existing use is operated in a manner that does not create dust, noise, odour, vibration, fumes, or soil and groundwater contamination that will adversely affect the stable surrounding residential community;
 - iii. There are no adverse impacts from the expansion on existing or planned residential and mixed uses; and
 - iv. Upon the ceasing of operation of the non-complying use, or abandonment of the use, development and /or redevelopment of the property shall comply with the uses outlined in this plan.

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6 Open Space and Community Facilities

Areas designated as Open Space and Community Facilities serve an important function within the Village. They provide green space for recreation and relaxation, and house a range of Community Facilities that serve both the residents of Queenston as well as the broader community. These amenities provide a setting which supports everyday life, civic, recreational and community functions within the Village. There are opportunities to better utilize and enhance some of these community amenities to add diversity to the public realm and improve social, recreational and leisure benefits and opportunities within the community.

- 6.1 Permitted Main Uses: Neighbourhood parks, elementary schools, health care facilities and seniors housing, churches, day care centres, cemeteries, museums, historic sites, and similar community serving uses.
- 6.2 Secondary Uses: Uses permitted in conjunction with a Main Use such as public markets, open air pavilions, small associated parking areas of less than ten spaces, small concession stands, accessory buildings and structures.
- 6.3 Publicly-accessible open spaces including parks, open space, trails, public art and interpretive features are permitted.
- 6.4 A complement of places for informal active and passive use should be provided.
- 6.5 A connected network of public realm features should be linked throughout the Village through improved streetscapes, enhanced trail linkages and public realm improvements as indicated in the Public Realm Improvements (Section 8).
- 6.6 New buildings and additions to existing structures are permitted provided that they continue to provide an amenity function to the Village. Additions to existing structures should not be more than 50% of the existing footprint of the existing structure.
- 6.7 Dedicated municipally owned parkland should be secured for the Village on the school site as a focal community gathering space or commons should the current use change.
- 6.8 Usable passive parkland should be created overlooking the riverfront on Front Street to enhance community civic and recreational amenity, reinforce the connection and visibility of the river and create numerous opportunities for heritage and archaeological interpretation.

7 Infrastructure Improvements

Queenston's public infrastructure shall be kept in a state of good repair, and all improvements conducted shall be implemented in an environmentally sensitive manner that respects and reflects the Village's historic, intimate and pedestrian-scaled character. The movement and transportation network is shown on Figure 5.

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The sewage treatment facility in Queenston has sufficient capacity to service all the lands within the existing urban boundary of the community.

Periodic flooding and other drainage issues shall be addressed by the municipality. Several serious problem areas exist, as defined in Figure 6.

- 7.1 New or improved sidewalks and curbs may be considered on Queenston and Front Street but otherwise no additional sidewalks or curbs will be considered unless supported by a pedestrian access study. This policy does not apply to sidewalks and pathways within parks and open spaces.
- 7.2 Queenston's local roadways shall provide for pedestrians, bicycles and cars to co-exist and travel safely.
- 7.3 Dee Road should remain unpaved and should be kept in a good state of repair.
- 7.4 All local roads shall be kept in a good state of repair.
- 7.5 Any private streets or service lanes shall be designed to municipal standards. These streets and service lanes shall function as part of the transportation network, and will be designed and landscaped according to the provisions outlined in the Urban Design Policy section.
- 7.6 Surface vegetated bio-swales should be considered to address drainage problems as shown in Figure 7.
- 7.7 In order for new development to proceed, adequate storm water treatment management shall be provided subject to approval by the Town, Region and local Conservation Authority.
- 7.8 Overhead wires in the Village should be buried over time as infrastructure works are undertaken.
- 7.9 New structures shall not obstruct existing drainage patterns, and necessary improvements to the drainage system shall be made if disruptions occur.
- 7.10 Access points to Queenston from the Niagara River Parkway perceived as dangerous, including the Niagara River Parkway and York Road, Dee Road, and Queenston Street, should be examined from a safety and operational perspective when any municipal or regional road reconstruction is to occur. The Niagara Parks Commission is the agency with jurisdiction over intersections involving the Niagara River Parkway network.
- 7.11 Road works and improvements along York Road are to be completed to the satisfaction of the Regional Works Department.

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- 7.12 Opportunities for future public transit to serve the Village through an inter- municipal transit service or other related transit programs shall be encouraged.

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Figure 5

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Figure 6

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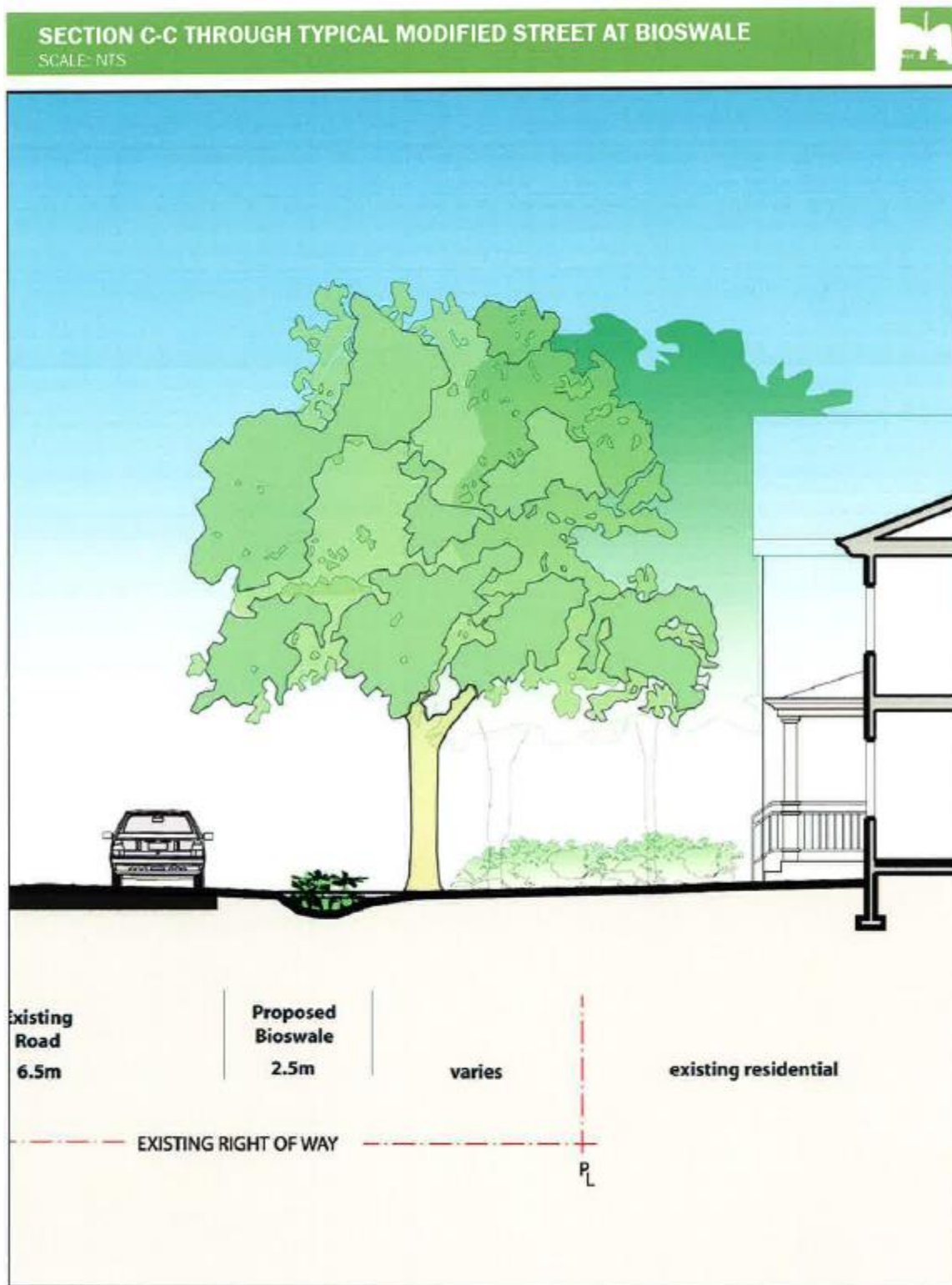


Figure 7

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8 Public Realm Improvements

Public realm, park, and streetscape improvements shall serve to improve the beauty and liveability of the Village. All improvements to sidewalks, pathways, lighting and signage shall be designed to reinforce Queenston's Village character. Front Street and Queenston Street are important Village Character Streets and movement corridors in the Village with the potential to play a distinct place-making role.

Front Street is the historic commercial corridor of Queenston with some commercial uses still present today. The potential to re-establish a strong visual and physical relationship along Front Street to the Riverfront below should be encouraged. Queenston Street acts as the Village's civic spine. It is the location of many historic buildings, community facilities, commercial areas, and an important pedestrian sidewalk. These streets are important within the overall urban structure of the Village and focused public realm improvements can serve to reinforce the unique character of the Village. Further guidance on implementing the policies below can be found in the provisions of the Urban Design Policy section of this Plan.

- 8.1 The following policies will apply to encourage the development of improved and permanent civic focal places within the Village and to complement Queenston's Village structure and quality of place:
 - 8.1.1 A municipally-owned park should be created on portions of the school site should the current use change.
 - 8.1.2 Parkland and river view enhancement, including passive recreational space and interpretive opportunities, of the upper riverfront adjacent to Front Street should be encouraged.
- 8.2 A series of paths and enhanced pedestrian connections, and other associated improvements, should be considered as potential capital improvements over time.
- 8.3 Establish a streetscape improvement plan for the Niagara Parkway to better integrate this scenic ceremonial route within the Village and improve the character of adjacent residential uses.
- 8.4 Enhance primary community entries to the Village through landscaping, signage, and commemorative and interpretive opportunities.
- 8.5 Develop a street tree planting replacement program throughout the entire Village to ensure the Village remains well treed and green.

9 Conservation Lands

Conservation Lands are environmentally significant and/or are unsuitable for building purposes because of extreme topography and/or flooding risks. The Conservation Lands in Queenston are an important structuring element to the Village. Their natural vegetated state reinforces the

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impressive topographic changes in the Village and provides important natural heritage functions. Conservation lands shall be preserved in their natural state.

- 9.1 Permitted Main Uses: Fisheries management, wildlife management, waterfowl protection, floodplains, environmental protection, parks, activities and facilities of the Niagara Parks Commission.
- 9.2 Secondary Uses: Uses permitted with a main use such as accessory buildings and structures subject to the approval of the authority having jurisdiction.
- 9.3 Uses permitted independent of a main use: shoreline protection works, accessory buildings or structures not used for human habitation permitted in an abutting designation subject to the approval of the authority having jurisdiction.
- 9.4 Development on lands adjacent to a conservation designation shall not negatively impact that land. New development adjacent to Conservation Lands shall be required to demonstrate that any adverse impacts are minimized.
- 9.5 The public boat launch shall be preserved.
- 9.6 Trails are permitted and should be designed to minimize impacts to the existing landscape and fauna.

10 Special Policy Areas

Five distinct sites in the Secondary Plan are the subject of special policies in order to ensure that change and development can be properly guided over time on these significant sites. The special policy areas are in public and private ownership and the ownership may change over time. The provisions of the special policy areas are intended to ensure that new development is planned comprehensively to establish a cohesive and well-integrated development with an appropriate relationship to neighbouring properties that contributes to Village vitality and character. The specific policies will guide the development of each distinct Policy Area, and apply to the area as a whole, rather than to the individual parcels that may be situated within it.

10.1 General Special Policy Area policies:

- 10.1.1 The underlying land use designations of these parcels apply; however, where there are discrepancies, these special policies will prevail.
- 10.1.2 Relevant policies outlined in the Urban Design Policy section apply.
- 10.1.3 A comprehensive plan for the entire Special Policy Area shall be prepared prior to any development. The Comprehensive Plan shall ensure an attractive and positive relationship between the parcel's commercial and residential areas, as well as neighbouring parcels. Traffic, circulation, landscape, open space, drainage and servicing issues shall be addressed in the comprehensive plan to the satisfaction of the Town.

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10.1.4 A public consultation process will be undertaken as part of development in a special policy area.

The five special policy sites, and their site specific policies, are as follows:

10.2 Special Policy Area 1 - Queenston Street

This site consists of the commercial lands running northward on Queenston Street from Highlander Street, municipally known as 61- 77 Queenston Street, which are designated Village Commercial, and a residential area behind it which is designated Village Residential. The entire site is located within the historic core of the Village. It is surrounded by lands designated as Established Residential to the north, north-west and south-west. The Land Rover automotive dealership, which is designated Village Commercial, is on the south side of the site.

The site's prominent location on Queenston Street, one of the Village Character Streets, and being directly across from the School Site, which is also designated a Special Policy Area, gives this site a particularly unique character. The prominent location and proximity of the site to the future civic focal park on the School Site requires that the scale and nature of change, if it is redeveloped in the future, are considered in the surrounding context and its potential impact on Village character.

The special policy designation also addresses the site as one where a master plan can be developed to accommodate a mix of commercial and residential land use designations to guide any future development on the site to support greater diversity of residential development and live/work opportunities in the Village while preserving Village character. A demonstration plan, perspective and section are illustrated on Figures 8, 9 and 10.

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Figure 8

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(Niagara-on-the-Lake Final Draft Official Plan - December 18, 2018)

Policies:

- 10.2.1 The primary address of the area will be Queenston Street with permitted mixed use and commercial development fronting on Queenston Street.
- 10.2.2 Residential units in the form of single detached dwellings, semi-detached, duplex, and townhouses are permitted, to which the setbacks and other provisions of the Village Residential designation shall apply.
- 10.2.3 Primary access to the area shall be provided from Queenston Street and new public roadways or private lanes providing access to and or servicing Village Residential uses will take their access from Queenston Street.
- 10.2.4 All new public roadways will be designed to municipal standards.
- 10.2.5 New private lanes and service lanes will be a maximum of 6m in width, developed without curbs or sidewalks and will be appropriately landscaped to the satisfaction of the municipality.
- 10.2.6 Live-work commercial residential units will be developed with a minimum 6.0m service/access lane to provide loading and service access removed from the public street and permit access to residential/office units above and commercial and residential parking areas.
- 10.2.7 New structures within Special Policy Area 1 shall complement existing adjacent development in terms of scale, character, height, and mass.
- 10.2.8 Front car attached garages will not be permitted on duplex, semi-detached and townhouse units fronting a public street.
- 10.2.9 Commercial parking will not be permitted in the residential designated area. Parking provisions outlined in the Village Commercial and Village Residential land use designations apply.
- 10.2.10 Maximum setback of 6m will be permitted to allow for a publicly accessible amenity space on the corner of Queenston Street and the private lane. The space will include outdoor gathering and social space, including a dining area if desired, within the commercial area to create a focal courtyard space.
- 10.2.11 Provisions for streetscape improvements encouraged along Queenston Street as outlined in Section 14.2.2 of the Urban Design Policies apply.
- 10.2.12 A new Inn may be a maximum of 3 stories and 10.7m toward the interior of the site and will transition to a maximum of 2.5 stories and 8.5m at the edges of the site bounded by public rights of way.

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Figure 9

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(Niagara-on-the-Lake Final Draft Official Plan - December 18, 2018)

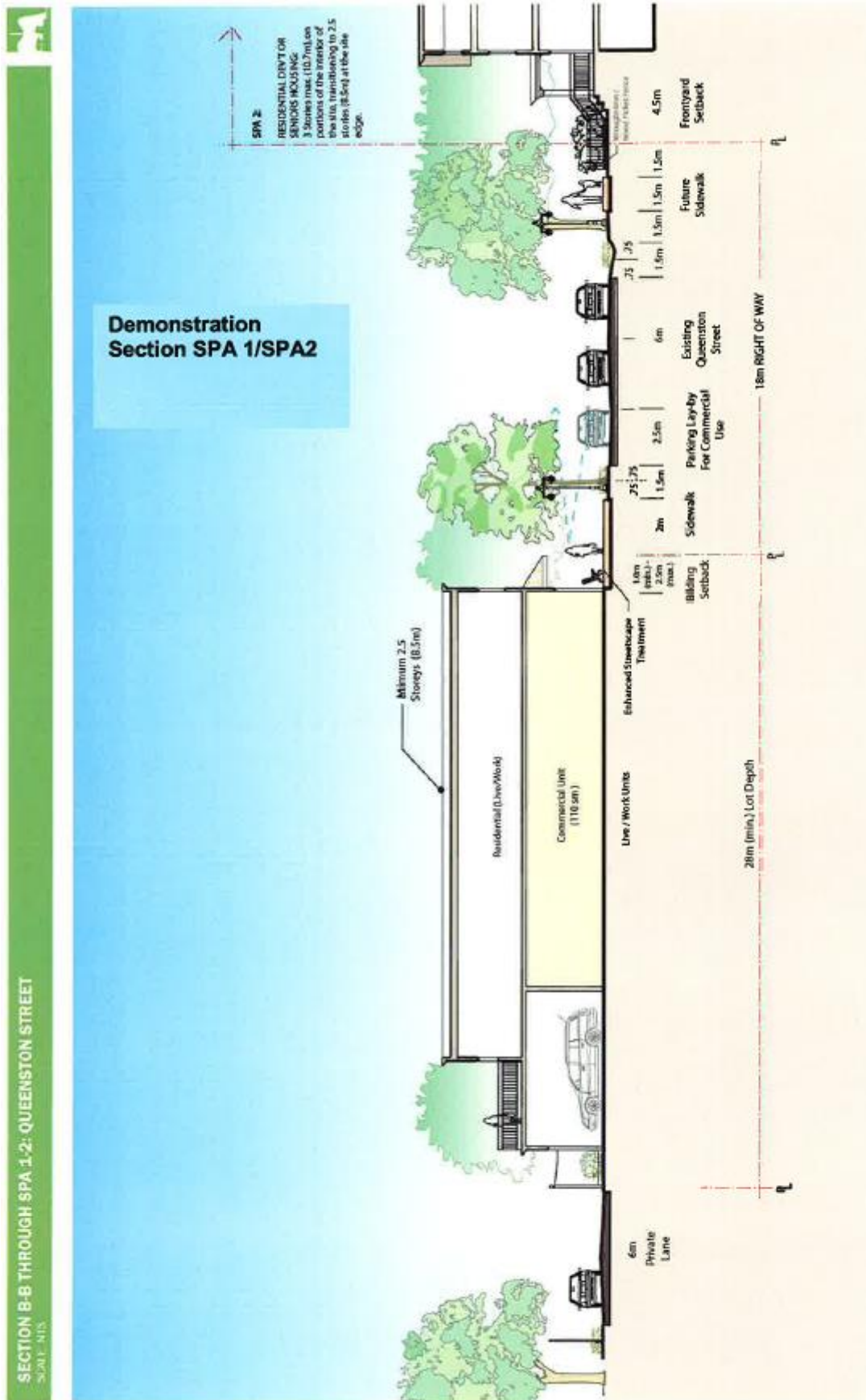


Figure 10

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10.3 Special Policy Area 2: The School Site

The Laura Secord school site is currently designated as Open Space and Community Facilities in the Official Plan. The functioning school and recreational school yard together function as a focal gathering place within the heart of this Village community. If the school site use changes, the site has the potential to become a stronger focal point in the Village with a municipally owned park, and other civic community facilities.

The following policies will help ensure that future development on the site continues its important civic function and helps to achieve community benefits such as a public park, a senior's home, day care facility, and/or community use facility as well as more diverse forms of housing attractive to seniors and young families.

In the event that the Laura Secord School ceases to operate, the following policies shall be followed to appropriately guide any alterations and redevelopment of the site.

Policies:

- 10.3.1 Apartment form is permitted.
- 10.3.2 A minimum of 1 acre of the site shall remain as contiguous publicly accessible open space and shall be designated as a municipal park space. The park space would be preferably located on the southern portion of the site between the municipal right of way established by Princess Street and Queenston Street. Provisions outlined in Section 14.2.6 apply.
- 10.3.3 It is desirable that the more recent additions to the school be removed, and that the original school building is retained and rehabilitated for a variety of uses, including reuse as a seniors' residence, residential, community facility, small general commercial, or some combination of the above uses.
- 10.3.4 New development facing the public park will have a minimum 4.5m setback and built form will compliment complement the adjacent open space use. The edge of the park should be designed in a manner to create a natural transition between the two uses, this can be achieved with a sidewalk between the park and the adjacent future private uses with a row of trees planted along the sidewalk and a low iron fence.
- 10.3.5 Parking areas shall be located to the interior of the block, screened from public streets and accessed by private lanes from Walnut Street.
- 10.3.6 Building coverage shall be limited to 40% of the site, exclusive of the dedicated open space.

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- 10.3.7 New buildings shall have their principal entrances facing the public roadways and/or the public park.
- 10.3.8 Residential units in the form of single detached dwellings, semi-detached, duplex, and townhouses are permitted, to which the setbacks and other provisions of the Village Residential designation shall apply.
- 10.3.9 New buildings may be a maximum of 3 stories and 10.7m toward the interior of the site and will transition to a maximum of 2.5 stories and 8.5m at the edges of the site bounded by public rights of way.

10.4 Special Policy Area 3: Willowbank

Willowbank is an exceptional resource to the Village. The property is designated Established Residential. Its rich legacy and special landscape character should be preserved. There are two heritage easements on the property that will substantially guide any alteration to the property.

Policies

- 10.4.1 Any proposed redevelopment of the Willowbank site would require a comprehensive master plan completed to the satisfaction of the Town, particularly in terms of its access to the Niagara River Parkway and its role as a focal landmark within the overall character of the Village.
- 10.4.2 Special consideration shall be given to the entry landscape off of Queenston Street, including the historic carriageway, stone wall and gate to strengthen the main connection between the Village and this impressive property. The provisions outlined under Section 14.2.11 apply.

10.5 Special Policy Area 4: Front Street

The Front Street Special Policy Area includes the South Landing Inn site, properties northward to Partition Street, the Motel site at the corner of Front Street and Kent Street, and the future Front Street Heritage Park. The South Landing Inn and Motel sites are designated Village Commercial and the remainder of the site on the west side of Front Street is designated Village Residential. The future Front Street Heritage Park is designated Conservation Lands.

Front Street was historically a commercial focal point in the Village and was closely connected to the riverfront. As the commercial importance of the area diminished, the focus of Village life has shifted to other sites throughout the Village, however remnants of the historical commercial use of the area remain such as the South Landing Inn which is still one of the key heritage components of the Village. There is great opportunity to enhance this area and reconnect Front Street to the riverfront. Reconnecting Front Street to the riverfront will provide opportunity to convey the rich history of the Village while re-initiating an important civic focus to Front Street which is tied to this history. The site associated with the South Landing Inn creates an opportunity for a renewed

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setting which can be attractive for more diverse housing and commercial development overlooking the riverfront.

Policies:

- 10.5.1 The primary address of the area will be Front Street with permitted mixed use and commercial development fronting on Front Street and Kent Street.
- 10.5.2 Residential units in the form of single detached dwellings, semi-detached, duplex, and townhouses are permitted, to which the setbacks and other provisions of the Village Residential designation shall apply.
- 10.5.3 Primary access to the area shall be provided from Front Street, Kent Street and Partition Street. New private lanes providing access to and or servicing Village Residential uses will take their access from Partition Street and Kent Street.
- 10.5.4 New private lanes and service lanes will be a maximum of 6m in width, developed without curbs or sidewalks and will be appropriately landscaped to the satisfaction of the municipality.
- 10.5.5 A 6m service/access lane will provide loading and service access removed from the public street and permit access to residential/office units above and commercial and residential parking areas. The service/access lane will extend from Partition Street to Kent Street.
- 10.5.6 New structures within Special Policy Area 4 shall complement existing adjacent development in terms of scale, character, height, and mass.
- 10.5.7 Commercial parking will not be permitted in the residential designated area. Parking provisions outlined in the Village Commercial and Village Residential land use designations apply. 11 Lay-by Eleven lay-by parking spaces will be provided along the Motel on Kent Street.
- 10.5.8 A Maximum setback of 6m will be permitted to allow for a publicly accessible amenity space on the corner of Front Street and Kent Street. The space will include outdoor gathering and social space, including a dining area if desired, within the commercial area to create a focal courtyard space.
- 10.5.9 A Partition Street Neighbourhood Parkette shall be created on the corner of Partition Street and Front Street. The provisions outlined under Section 14.2.12 apply.

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- 10.5.10 The existing motel may expand and will be subject to setbacks established in the policies pertaining to Village Commercial policies and guidelines including those specific to Commercial frontage. The addition of a 2 storey porch along Kent Street could be considered during expansion to better integrate this contemporary structure within the Village community.
- 10.5.11 Provisions for streetscape improvements encouraged along Front Street as outlined in Section 14.2.3 apply.
- 10.5.12 Provisions for streetscape improvements encouraged along Kent Street as outlined in Section 14.2.10 apply.

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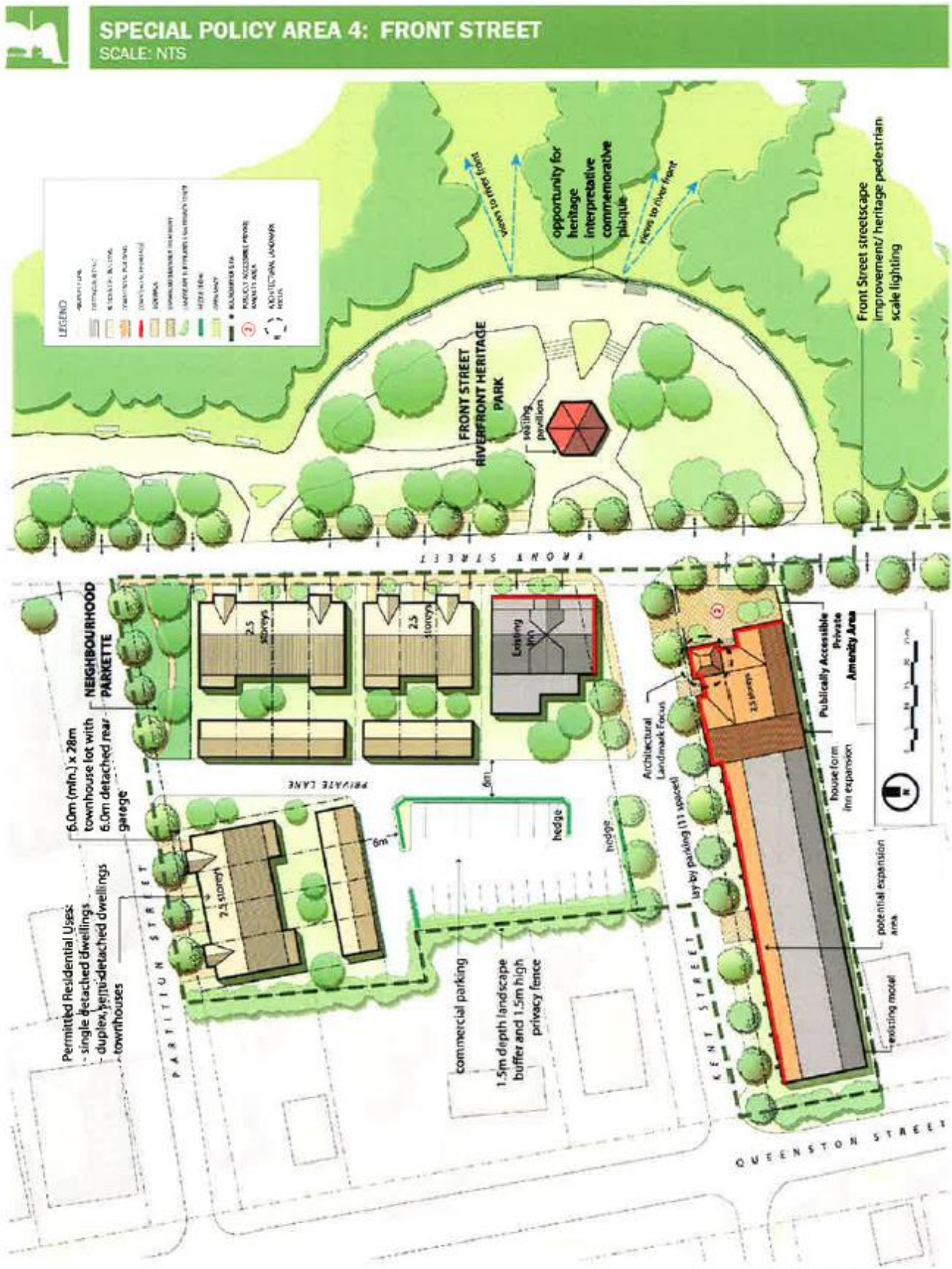


Figure 11

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Figure 12

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10.6 Special Policy Area 5: Managing the Riverfront

The riverfront area is designated as a Conservation Area to emphasize it as a critical element of the Village character. The ~~rivers~~ river's edge should be protected in its natural environment, allowing public access and some view-planes.

A Front Street Heritage Park located at the foot of Kent Street along the east side of Front Street will create a usable and accessible passive recreational park to act as a focal community and civic place overlooking the Niagara River below. A Front Street Park will create a new civic focal point for residents and visitors to enjoy the riverfront through vistas and viewsapes as well as a connection to the trail network along the riverfront. A demonstration plan, perspective and section are illustrated on Figures 11, 12 and 13.

Important views and vistas of the river should be reclaimed with minor clearing. Improved pedestrian access for residents should be provided through natural groomed trails and a safe access road. The direct public access to the river and boat launch can be positive influences on the waterfront but a high-quality environment with a strong focus on maintenance and upkeep is a priority.

The Niagara Parks Commission owns most of the Riverfront lands and is involved in the day to day management and operations of these lands except the Sand Docks which are privately owned. The Niagara Escarpment Commission has jurisdiction on the land use of the lands along the riverfront and their Natural Area Policies apply to the riverfront area. The Town of Niagara-on-the-Lake, the Niagara Escarpment Commission and the Niagara Parks Commission should work collaboratively to realize the following policies.

Policies:

- 10.6.1 Safe and clearly defined access will be provided to the riverfront, public boat launch and riverfront parkland areas.
- 10.6.2 The creation of new surface parking larger than ten spaces is prohibited along the riverfront. Lay-by and pocket parking at access routes are encouraged.
- 10.6.3 The riverfront shall be well-maintained in terms of its facilities, parking areas, and garbage collection, and adequately policed.
- 10.6.4 The riverfront trails will remain their current width and shall be properly maintained.
- 10.6.5 The Front Street Heritage Park should be created by the coordinated efforts of the Niagara Parks Commission, Niagara Escarpment Commission and the municipality. The specific provisions outlined under Section 14.2.4 apply.

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- 10.6.6 Existing local serving commercial uses are permitted. Future uses and riverfront improvements shall be low impact and compatible with the predominant residential character of the Village.
- 10.6.7 Commercial vehicle access is restricted to Queenston Street and Front Street, it is not permitted on Dee Road.
- 10.6.8 Creation of a Top of Escarpment Promenade is encouraged and the specific provisions outlined in Section 14.2.5 apply.
- 10.6.9 Provisions for streetscape improvements encouraged along Front Street as outlined in Section 14.2.3 apply.
- 10.6.10 The private commercial dock, accessory building or buildings approved and accessory uses are permitted as are established legal non-conforming use uses.

11.0 Urban Design Policies

Quality urban design is fundamental to the creation of successful, enduring environments. The purpose of urban design is to combine built form elements to create attractive and memorable places that work on many levels. Along with the direction provided in the Secondary Plan policies, these urban design directions will guide the development and investment in public and private space. Urban design recommendations are intended to promote a high quality of built form, a welcoming pedestrian environment and an attractive community.

Urban Design is especially important in a place such as Queenston, where the successful integration of the newer built environment within an established older fabric is critical to maintaining the character and strong sense of place so highly valued within the Village.

It should be emphasized that this section of the document is to function as a guideline to achieve a high quality of built form and character objectives within the Village while, at the same time, maintaining the flexibility needed to achieve a healthy range of design expression and variation which will contribute to the continued diversity and uniqueness of the Village. Urban Design guidelines provide built form criteria to guide the evolution of the Village and realize the objectives and goals of the Queenston Secondary Plan. They seek to maintain and enhance existing Village character, ensuring a harmonious integration of new elements within the Village.

Urban Design Guidelines provide clear direction to assist the municipality in its review of development applications through the approvals process. All proponents of development applications are encouraged to follow these guidelines in the design of their proposals. The Town will periodically review these guidelines to determine whether they are achieving their intended effect and/or whether certain components should be incorporated into the Zoning By-law.

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Urban Design Policies include:

Urban Design Demonstration Plans, Perspectives and Sections graphically communicate built form elements and their organization. These elements are represented throughout this section of the document and create a simple point of reference to convey the intent of urban design recommendations to developers, members of council and to the members of the community.

General Site Development Guidelines articulate urban design criteria to guide building orientation and setbacks, site landscaping and movement and access considerations.

Built Form Guidelines Provide criteria to guide the evolution of new development on private property within the planning area and ensure a high degree of architectural design excellence appropriate to the Village. Built form guidelines have been organized to address criteria for differing land uses.

Public Realm and Open Space Guidelines establish organizational and design criteria to guide public and private components of the open space system to establish a renewed setting for specific streets, improve connections within the Village, better encourage pedestrian oriented activities particularly in commercial use areas, and create an improved quality of civic amenity within the Village.

12.0 General Site Development Guidelines

12.1 Building Heights

12.1.1 Building heights will be a maximum 2.5 storeys and 8.5m and a minimum of 1.5 stories storeys and 5.5m, with the exception of:

12.1.1.1 Special Policy Area 1 which will be a maximum of 3 stories storeys (10.7m) for an Inn.

12.1.1.2 Special Policy Area 2 (School Site) which will be a maximum of 3 stories storeys (10.7) at the interior of the site transitioning to 2.5 stories storeys (8.5 m) at the edges of the site.

12.1.1.3 Two architectural landmark focus areas occurring on commercially designated properties permitted to a maximum height of 3.0 stories storeys (10.7m) and subject to detailed design approval by the Town. These are indicated on Special Policy Areas 1 and 5 Demonstration Plan and Perspectives.

12.2 Building Orientation

12.2.1 Buildings will be oriented toward the public street in order to clearly define the public realm, create a consistent presence on and definition of the public street and to create an attractive environment for pedestrians.

12.2.2 Buildings situated on private streets or lanes will be sited and oriented as if located on a public street, to clearly define the public realm, create a consistent presence on and definition of the street and to create an attractive environment for pedestrians.

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- 12.2.3** Phased development will be organized to site buildings first to local street intersections or corner locations, second to occupy the primary street frontage, and third to occupy the side street frontage.
 - 12.2.4** Buildings situated on corner lots should have well developed façades facades on both street frontages.
 - 12.2.5** All corner lot buildings are encouraged to express features of architectural interest including wrap around porches, bay window windows, etc., to enhance the visual prominence and identity of these important lots.
 - 12.2.6** Building setbacks are defined by land use designations below.
- 12.3** Site Landscaping
 - 12.3.1** General site landscaping, including street tree planting along the primary street frontage, and rear and side yard landscaping is encouraged on each lot.
 - 12.3.2** Commercial parking areas will be screened from the public street by a minimum 1m high coniferous landscape hedge.
 - 12.3.3** At the interface between residential and commercial properties, the commercial property will provide a landscaped buffer consisting of a wood screen privacy fence to a height of 1.5m, situated at the property line, and a 1.5m deep landscape buffer consisting of mixed landscape species to a general height of 1.5m.
 - 12.3.4** At the interface between Village residential and established residential properties, a wood screen privacy fence will be provided to a height of 1.5m, situated at the property line, and 1.5m deep landscape buffer consisting of mixed landscape species to a general height of 1.5m.
- 12.4** Movement, Parking, Access
 - 12.4.1** Private lanes and roads are an important component of the overall circulation system and shall be considered a part of the overall public realm and will be designed and landscaped to appear and function as a public street.
 - 12.4.2** The design and configuration of private lanes or roads will include a minimum of 6.0m asphalt surface and will be completed to the satisfaction of the Town.
 - 12.4.3** Rear lane garages will be set back .05m from the rear lane.
 - 12.4.4** Accessory structures will be set back by 1.0m and no setback required for fencing.
 - 12.4.5** On street parking is permitted throughout the Village except on regional access roads and the Niagara River Parkway.
 - 12.4.6** 2.5m maximum depth lay-by parking is permitted to occur within the public right of way at commercial use areas fronting a public street.
 - 12.4.7** Parking in commercial areas will not be permitted between the edge of the public right of way and the building face on primary, side, or local streets.

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- 12.4.8** Surface parking lots in commercial use areas will be located to the rear or internal to the block and screened from view from the public right of way.
 - 12.4.9** Parking in commercial use areas will include the planting of street trees and other landscaped areas to visually break up and green surface parking areas.
 - 12.4.10** Parking facilities for bicycles should be provided in commercial use areas.
 - 12.4.11** Sidewalks shall be constructed to municipal standards to facilitate pedestrian use.

- 12.5** Loading, Storage and Air Conditioning Units
 - 12.5.1** Loading, storage, and other service areas shall not be visible from any public street.
 - 12.5.2** Screening in the form of fencing or opaque landscaping shall be provided for these areas in order to reduce their visual impact, to the satisfaction of the town at the time of Site Plan Review.
 - 12.5.3** Garbage receptacles/storage will not be located at the building front.
 - 12.5.4** Air conditioning units shall not be visible from neighbouring properties.

- 12.6** Building Setbacks
 - 12.6.1** Low Density Residential mandatory setbacks of a principles principal structure for Single Family Dwellings, Duplex and Semi-Detached Dwelling are as follows:
 - 12.6.1.1** Front Yard: 7.5m to the front of the principal building;
 - 12.6.1.2** Side Yard: 1.5m from side lot line, and 3.0m from built structures on adjacent properties.
 - 12.6.1.3** Rear Yard: The principal structure will be located a minimum of 9m from the rear property line.
 - 12.6.2** Established Residential mandatory setbacks of a principles principal structure for Single Family Dwellings, Duplex and Semi-Detached Dwellings are as follows (Figure 14):
 - 12.6.2.1** Front Yard: 5m to the front of the principal building.
 - 12.6.2.2** Side Yard: 1.5m from side lot line, and 3m from built structures on adjacent properties.
 - 12.6.2.3** Rear Yard: The principal structure will be located a minimum of 7.5m from the rear property line.
 - 12.6.2.4** Adjacent lots may use a shared driveway, maximum 3.0m wide that straddles the lot line.
 - 12.6.3** Village Residential mandatory setbacks of a principles structure for Single Family Dwellings, Duplex, Semi-Detached and Townhouse Dwellings are as follows (Figure 15):
 - 12.6.3.1** Front Yard: 4.5 to the front of the principal building.
 - 12.6.3.2** Side Yard: 1.5m from side lot line, and 3m from built structures on adjacent properties.

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- 12.6.3.3** Rear Yard: The principal structure will be located a minimum of 7.5m from the rear property line.
- 12.6.3.4** Adjacent Single Family Dwellings, Duplex, Semi-Detached lots may use a shared driveway, maximum 3.0m wide that straddles the lot line.
- 12.6.4** Village Commercial mandatory setbacks of a lot's principle structure are as follows (Figure 16):
 - 12.6.4.1** Front yard: 1.0m minimum to 2.5m maximum.
 - 12.6.4.2** Side Yard: 1.5m from side lot line, and 3m from built structures on adjacent properties.
 - 12.6.4.3** Rear yard: 4.5m from rear lot line.

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ESTABLISHED RESIDENTIAL

SCALE: NTS

LEGEND

- ALLOWABLE BUILDING AREA
- GARAGE SETBACK (1.5 m)

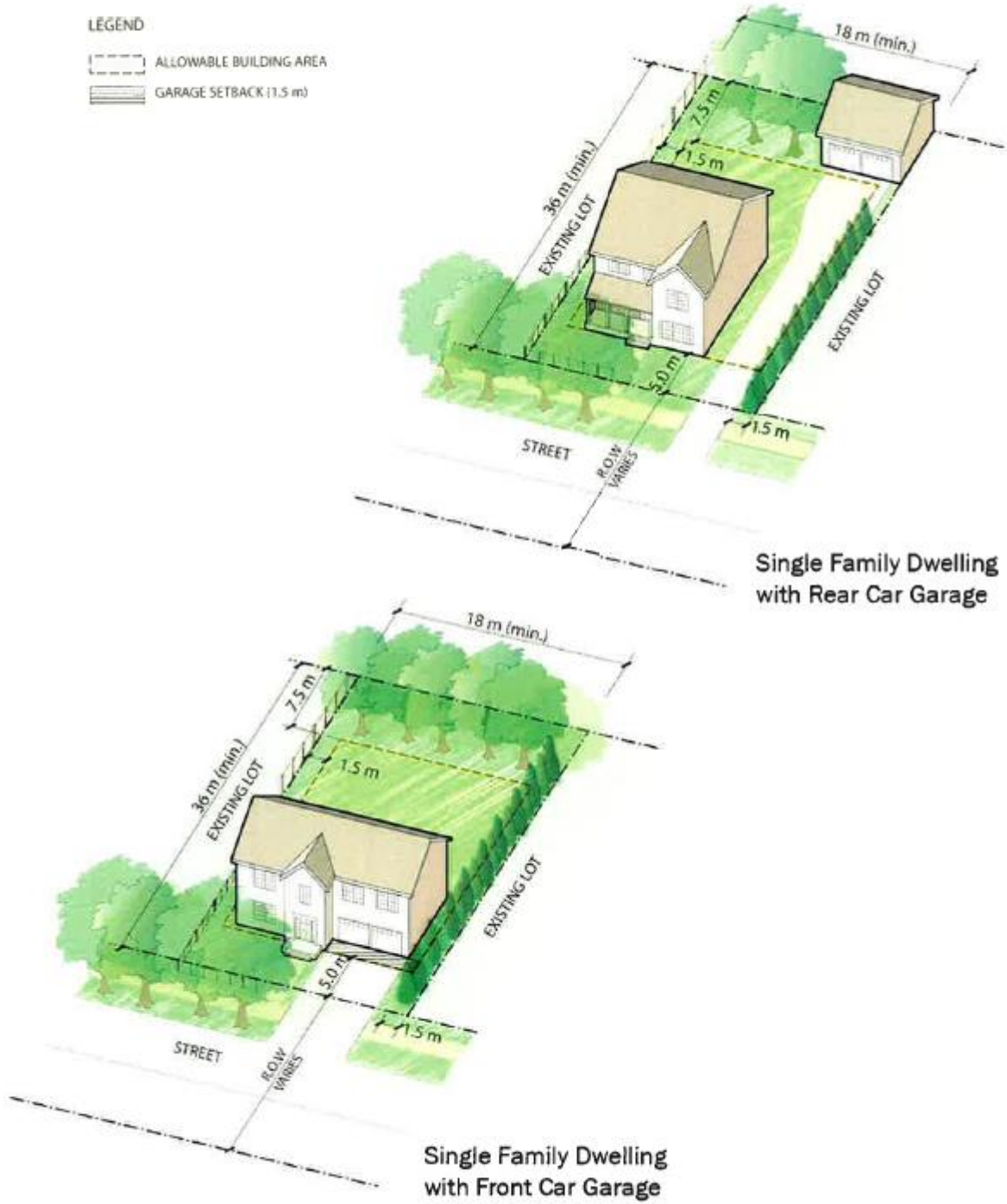


Figure 14

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ESTABLISHED RESIDENTIAL

SCALE: NTS



LEGEND

- ALLOWABLE BUILDING AREA
- GARAGE SETBACK (1.5 m)





Semi-Detached Dwelling Units

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VILLAGE RESIDENTIAL SCALE: NTS

LEGEND

-  ALLOWABLE BUILDING AREA
-  GARAGE SETBACK (1.5 m)



TOWNHOUSE DWELLINGS
(Rear Garage)
SCALE: NTS



TOWNHOUSE DWELLINGS
(Front Garage with Private Lane)
SCALE: NTS

Figure 15

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VILLAGE COMMERCIAL SCALE: NTS



LIVE / WORK UNITS SCALE: NTS

Figure 16

13.0 Built Form Guidelines

The following Built Form Design Guidelines have been created specifically for the Village of Queenston. Built Form Design Guidelines provide criteria to guide the evolution of new development on private property within the study area. These guidelines have been developed to ensure a high degree of urban and architectural design excellence. The design criteria presented here are sympathetic to the traditional development patterns that characterize the Village.

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13.1 General Built Form Guidelines

The following general built form guidelines will apply to all buildings throughout the Village.

- 13.1.1 Buildings in the Village should:
 - 13.1.1.1 Have low profile roofs with distinctive features such as gables and dormers.
 - 13.1.1.2 Have their primary entry from the public street or private street system.
 - 13.1.1.3 Have windows facing the public street or private street system.
 - 13.1.1.4 Have well developed façades facades fronting the public street or private street system, especially corner buildings.
 - 13.1.1.5 Exhibit exterior materials similar to those in the Village, including clapboard siding, stone and clay brick.
- 13.1.2 Exterior stucco as the principal exterior cladding is not encouraged on commercial buildings.
- 13.1.3 The use of wood windows and wood or stone lintels and sills are encouraged.
- 13.1.4 The addition of front or side porches and wraparound porches at corner buildings is encouraged.

13.2 Built Form Guidelines for Commercial Use Areas

In addition to the General Built form guidelines above, the following guidelines will apply to structure within commercial land use areas:

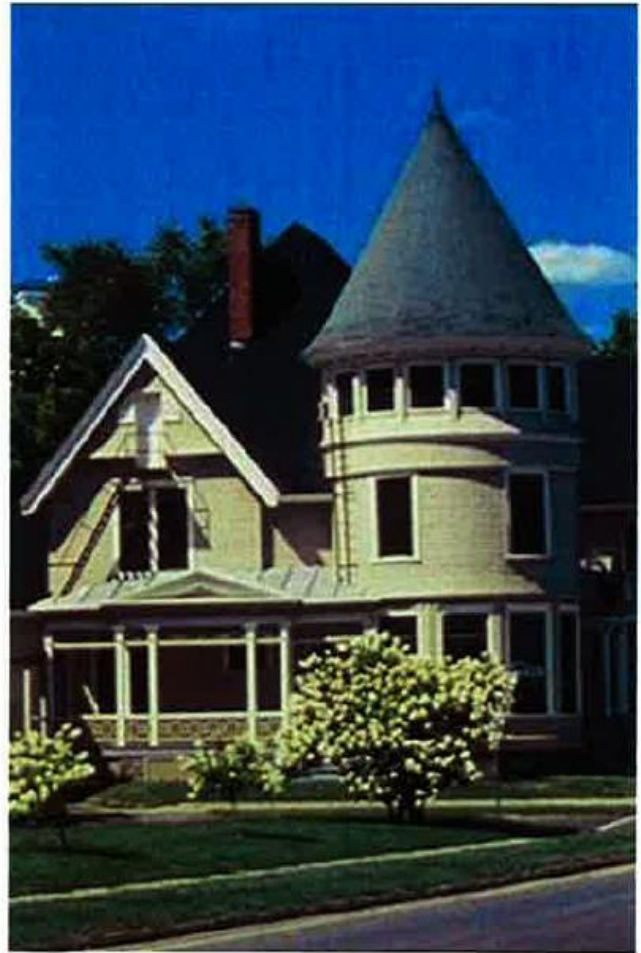
- 13.2.1 Commercial development should be massed to reflect either
 - i. a series of individual continuous main street or store front buildings situated to address the street; or
 - ii. house form massing configured with a deeper setback and situated within a development landscaped open space on at least two building frontages.

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Examples of a continuous main street store front massing

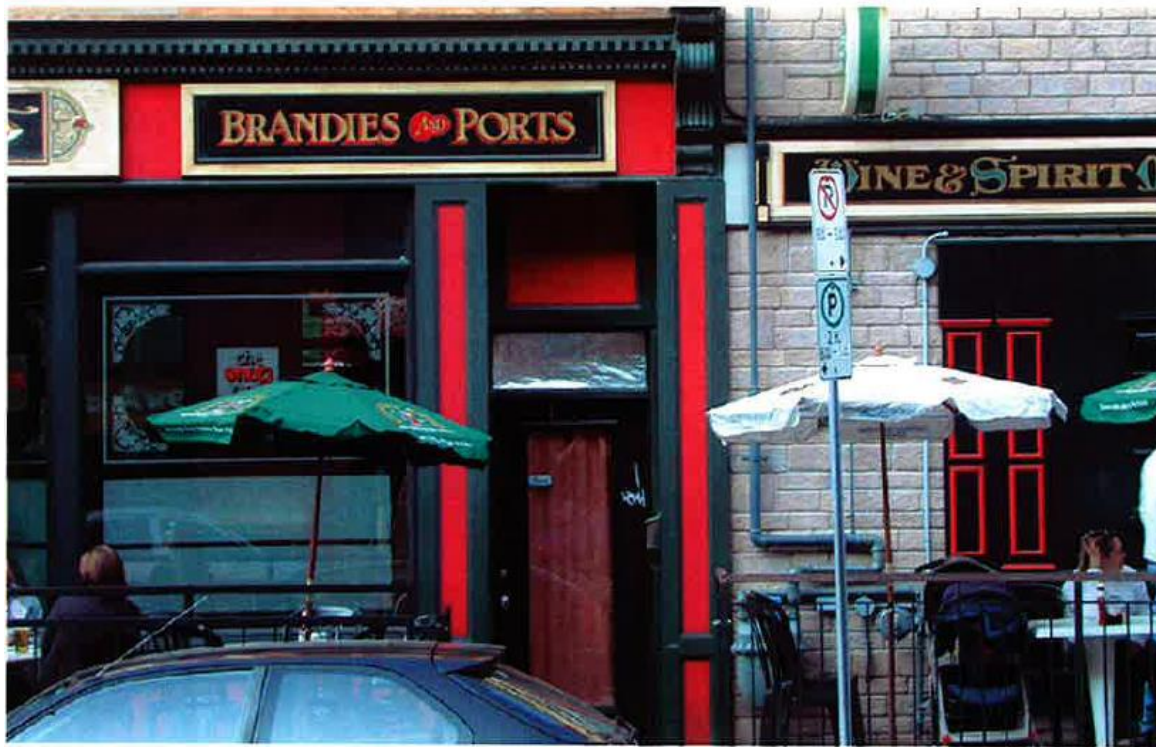


Example of house form massing configured with a deeper set back on at least two building frontages

- 13.2.2 Continuous main street buildings may reflect different storefront setbacks within the established setback regime to increase the extent of public realm and to add visual interest to built form. Flat buildings occurring on a single setback line are not permitted.
- 13.2.3 The street facing portion of the ground floor of commercial buildings and frontage on publicly accessible private amenity areas is referred herein after as commercial frontage.
- 13.2.4 The ground floor of commercial frontage should be reserved for street-related commercial and/or community uses, including stores, restaurants, businesses business and personal services, and/or professional offices.

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Signage should be mounted within the cornice zone

- 13.2.5 Commercial frontage shall have well developed building façades facades with a minimum 60% of the ground floor façade facade occupied by windows and doors to provide 'eyes on the street and public areas, and to create an interesting pedestrian experience.
- 13.2.6 A high quality of "store front" design is recommended for commercial frontage. Variability along the commercial frontage in terms of the composition of windows, and entryways is encouraged.
- 13.2.7 The ground floor of commercial units shall be a minimum of 3.5m in height.
- 13.2.8 The height of window and door articulation on the commercial ground floor will respond to the greater ground floor to ceiling height and should appear in proportion with the overall height and massing of the building.
- 13.2.9 The top of the commercial ground floor should be marked with a unifying cornice feature of .3 - .5m in height, projecting beyond the ground floor commercial wall and exhibiting architectural relief and detail along the commercial frontage. Signage may be mounted as a marquee within the cornice zone.
- 13.2.10 The second floor of commercial uses should express a regular articulation of windows and vertical relief elements occurring over an interval of 6 to 8 meters metres to add visual interest to this section of the building.
- 13.2.11 Building entrances should be easily identifiable and appropriately signed. Wooden signage is encouraged and should be located in the cornice

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zone at the top of the commercial ground floor. Perpendicular signage may be hung in this zone, but should not exceed 0.7m high by 1.2m in width.

- 13.2.12 Awnings or other weather protection are encouraged encourage on commercial frontage.
- 13.2.13 Where a commercial building is situated on a corner lot, a corner entrance is encouraged.
- 13.2.14 A distinctive building top roof feature or .3 - .5m cornice element is encouraged at the top of the building. Cornice features will exhibit relief and project beyond the second floor building wall.
- 13.2.15 Architectural landmark foci are intended to be important vertical land marks in the overall fabric of the Village and should exhibit a high level of architectural detail, unique roof elements, and special vertical and horizontal relief.

13.3 Built Form Guidelines for Residential Use Areas

In addition to the General Built Form Guidelines above, the following guidelines will apply to structures within residential land use areas:

- 13.3.1 Residential development should be massed to reflect and complement the scale and mass of existing residential neighbourhoods.

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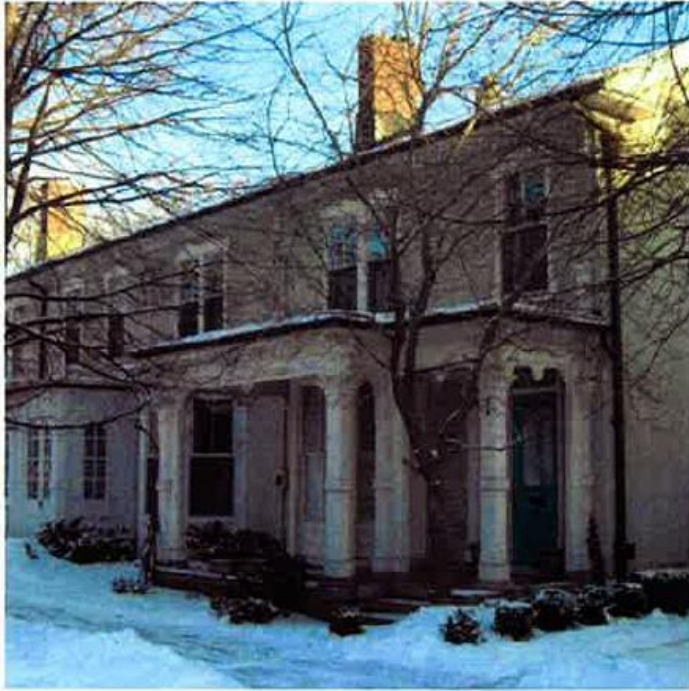


New residential development should compliment the scale and mass of existing residential neighbourhoods

- 13.2.2 Front yards should be landscaped and fenced in the following manner:
 - 13.2.2.1 Front yard landscaping is encouraged to include paved stone or old brick walkways, low foundation plantings, and the planting of ornamental trees and street trees.
 - 13.2.2.2 Vinyl clad fencing is not encouraged.
 - 13.2.2.3 Front yard fencing should not exceed 1m in height and should be constructed of metal, wrought iron, or wood pickets.
 - 13.2.2.4 Unpainted pressure treated fencing in the front yard is not permitted.
- 13.2.3 The development of residential front yard garages is not encouraged, but is permitted for single family units provided that the front car garage is setback 1.5m behind the principal building, does not exceed 50% of the width of the principal building, and the garage is a maximum of 6.0m in width.

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Front car garages are not permitted fronting or flanking a public street



Front yard porches and entry features are encouraged

- 13.3.4 Front car garages will not be permitted for any semi-detached or duplex units fronting or flanking a public street. These units will be developed with rear lane detached garage access or flanking drive access no more than 3.0m wide providing access to the rear detached garage. Flanking drive access may be shared with the adjacent unit allocating 1.5m access drive to each property.
- 13.3.5 Front car garages will not be permitted for any townhouse units fronting or flanking a public street. These units will be developed with rear lane garage access.
- 13.3.6 Front car attached garage will be permitted on private lanes or roads where no other public access is feasible provided that the garage is setback 1.5m behind the principal building, does not exceed 50% of the width of the principal building, and the garage is a maximum of 3.0m in width.
- 13.3.7 Front yard porches and entry features are not subject to the building setbacks outlined above and may project beyond the principal structure by a maximum of 1.5m.
- 13.3.8 Side yard porches are permitted and subject to the building setbacks outlined above.
- 13.3.9 Garage access for corner lots should be from the side or flanking street.
- 13.3.10 Parking is not permitted on the front yard within the public right of way.

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14.0 Public Realm Guidelines

The following public realm guidelines establish criteria to guide public and private components of the open space system to establish a renewed setting for public life, improve connections within the Village, better encourage pedestrian oriented activities and improve the beauty and liveability of the Village. Public realm guidelines have been designed to reinforce Queenston's Village character.

14.1 General Public Realm Guidelines

The following general public realm guidelines will apply throughout the Village:

- 14.1.1 The planting of Carolinian Street Trees and other native species will be encouraged 8.0m o.c. within the public right of way.
- 14.1.2 Village Character Streets, Queenston Street and Front Streets will be enhanced with new heritage themed pedestrian scale lighting and Carolinian tree and other native species planting to complement existing landscaping and reinforce these important civic streets
- 14.1.3 The development of a municipal street tree replacement program is encouraged to ensure that new street trees are planted and can take the place of old mature trees and ensure that the Village retains its lush, green and well treed character.
- 14.1.4 The development and improvement of existing public open spaces should accommodate a variety of informal predominantly passive uses, such as walking, and family activities and should be designed to encourage social and community interaction. Landscape improvements should comprise a mix of durable hard and soft landscape elements, provide intimate places for sitting and larger open areas for informal recreation and playing and reinforce the landscape character of the Village through distinctive Carolinian tree and other native species plantings. Opportunities for heritage interpretation and commemorative opportunities should be sought through park improvement programs.



Public open spaces should accommodate a range of informal passive uses

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- 14.1.5 New parks should exhibit "park entry lobbies" at the interface with the public street, consisting of a well-designed paved entry court outfitted with benches, heritage themed lighting, and low landscaping to encourage social interaction, gathering, as well as viewing of recreational activities. Distinctive features such as decorative wood picket fencing, and small scale signage with the park name may also be considered.
- 14.1.6 Improvements to the Village's pathway system, including the Top of the Escarpment Promenade, the Terraced Rail Trail connection, and the existing Rail Trail, should be undertaken in a manner that ensures accessible movement and prevents damage to the natural environment or existing drainage pattern.



Trail improvements shall ensure accessible movement and prevent damage to the natural environment

- 14.1.7 Important community entryways from the parkway should be subtly enhanced with street tree and low landscape planting, Village signage, and heritage themed lighting.
- 14.1.8 Streetscape improvements within commercial areas outlined below, will be required to be implemented by the development proponent to include public realm improvements within the public right of way adjacent to commercial use areas, as well as building setback areas located beyond the right-of-way to the building face considered an extension of the public realm.
- 14.1.9 The development and landscaping of publicly accessible private amenity areas will be required by the development proponent to include

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enhancements to private lands to create focal courtyard spaces, gathering and social spaces within commercial land use areas.

14.2 Specific Public Realm Village Improvement Areas

The following public realm improvement projects have been identified to enhance the character and liveability of the community and will be implemented through the development approvals process, as well as through an ongoing municipal capital improvement program. Public realm improvement areas are shown on the public realm improvement plan (Figure 17), and demonstrate how new park developments, park improvements, streetscape improvements, promenade and trail connection improvements can create a linked network of distinctive public realm features to enhance the character and amenity of the Village.

14.2.1 Niagara River Parkway Streetscape Improvements

The Niagara River Parkway should retain its ceremonial function as a 'scenic' controlled access drive along the riverfront. The character of its landscape can be considerably enhanced in the Village through the regular planting of Carolinian street trees and other native species spaced at 10.0m to 12.0m on center. Consideration should also be given to appropriate low under story planting, including shade ground covers set back from the roadway edge to establish a distinct image for the parkway within the Village and encourage lower travel speeds within this residential neighbourhood. Parkway enhancements should also consider provisions to allow and encourage safe and comfortable cycling on the Parkway or adjacent to the parkway on an off street mixed pedestrian and bicycle street.

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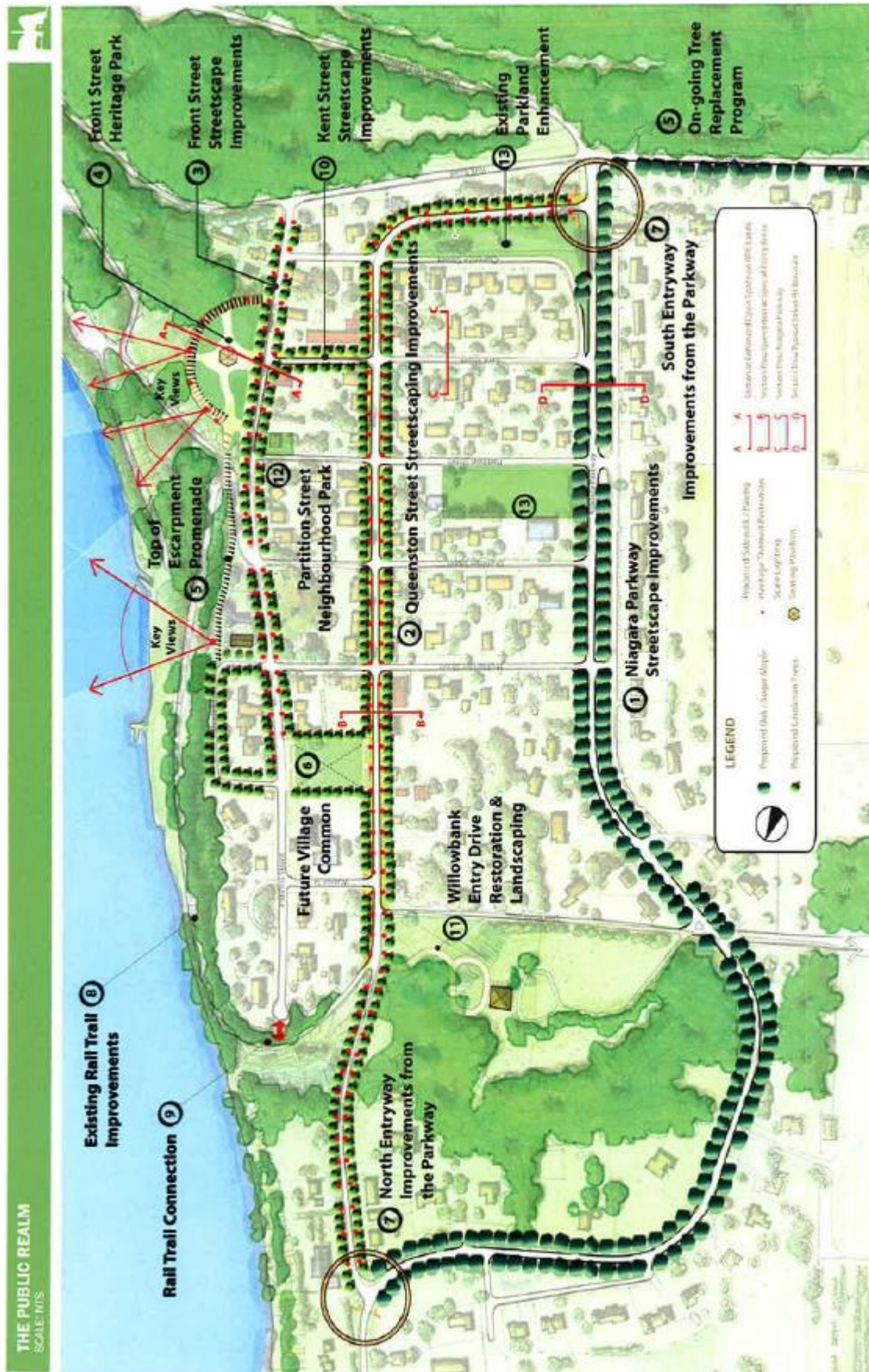


Figure 17

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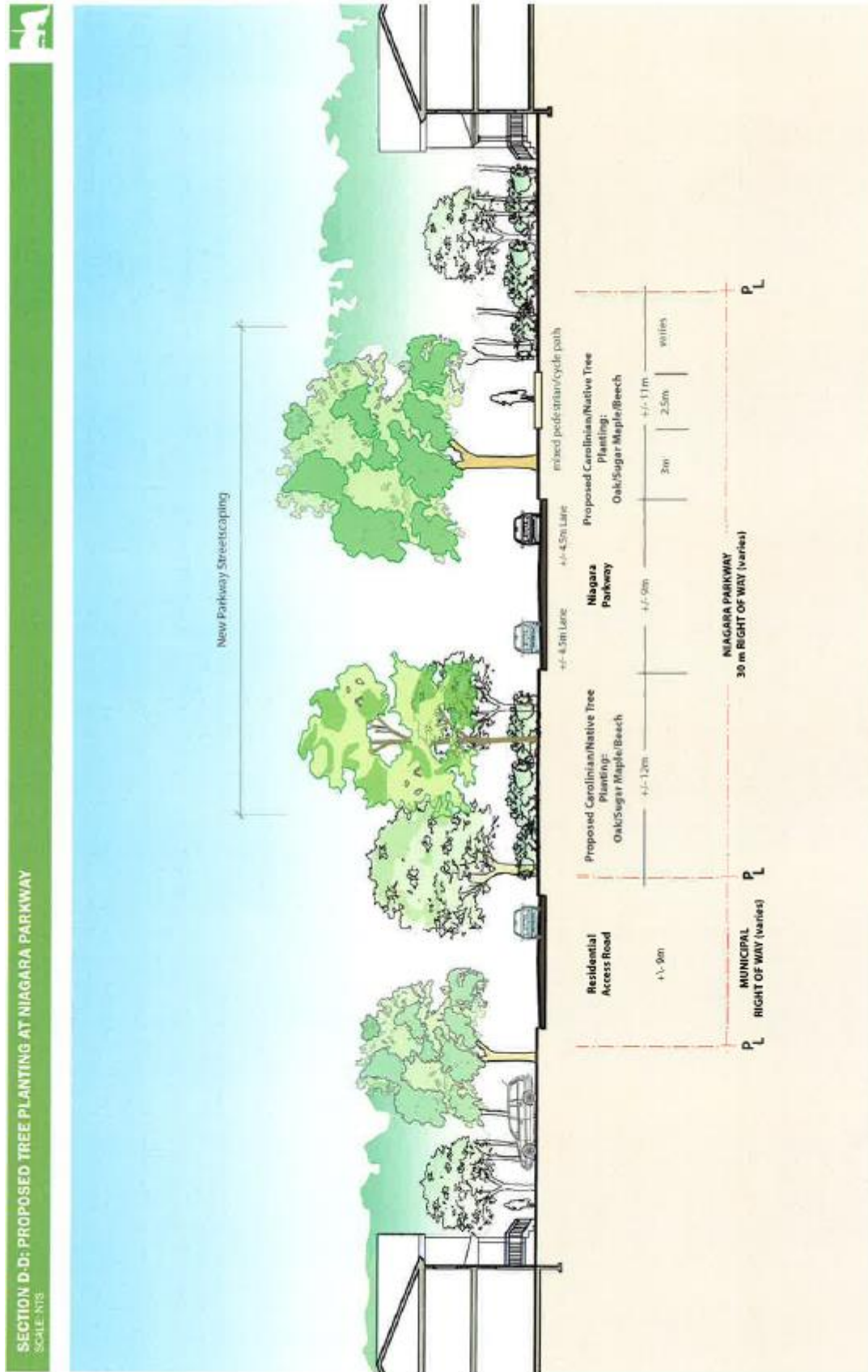


Figure 18

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14.2.2 Queenston Streetscape Improvements

As an important Village character street, with numerous heritage resources and important open space relationships, Queenston Street should be enhanced with new heritage themed pedestrian scale lighting approximately 20.0 to 30.0m o.c. and Carolinian trees and other native species planted on 8.0 to 10.0m o.c. were feasible, to complement existing landscaping and reinforce the character of this important Village street. Within residential use areas, the existing sidewalk should remain in a good state of repair. Selective directional signage is also appropriate.

Section BB indicates the desired character of the Queenston streetscape in commercial use areas wherein new street trees and pedestrian scaled heritage themed lighting to a maximum height of 5.0m are located in a 1.5m green boulevard adjacent to permitted lay-by commercial parking areas. The pedestrian sidewalk in commercial areas will include a 2m section within the public right of way, as well as a mandatory minimum 1.0m to maximum 2.5m sidewalk addition achieved through the building setback to create a generous pedestrian shopping, retail zone and community gathering zone. The public and private portions of the sidewalk are appropriate for special streetscape treatment such as brick, as well as streetscape furnishing including benches to create amenity areas for pedestrian and patrons. Portions of Queenston Street may be appropriate for bio-swale integration to mediate surface drainage in the area, and the space allocation and treatment of this feature is shown on Section BB.

The intended organization of public realm and built form elements in commercial use areas will enhance the overall character and amenity of the Village.

14.2.3 Front Street Streetscape Improvement

Front Street, also a Village character street with important heritage resources and open space relationships, should be enhanced to improve the public realm character of the Village. Section A-A indicates the intended character of the streetscape improvement occurring at the commercial use area accommodating the existing South Landing Inn across from the planned open space improvement known as the 'Front Street Heritage Park.' Streetscape improvements should include heritage themed pedestrian scale lighting to a maximum height of 5.0m and occurring on both sides of the street, approximately 20.0 to 30.0m o.c. and Carolinian trees and other native species planted on 8.0 to 10.0m o.c. were feasible, to complement existing landscaping. The existing sidewalk on the west side of the street between Kent Street and Partition street should be maintained in a state of good repair, and may be extended to the future Village common located on the school site. A new 2.5m sidewalk should be incorporated on the east side of the street, fronting the development of the Front Street Heritage Park and is intended to establish portions of a connected walkway between the Front Street Heritage Park and the existing river viewing area at St. Saviour's Church, via the proposed Escarpment Promenade walkway. The development of the eastern sidewalk may be undertaken in conjunction with the development of the Front Street Heritage Park. Overgrown vegetation on Front Street should be selectively cleared and/or pruned to permit increased visual access and vistas to the Niagara River below.

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14.2.4 Front Street Heritage Park

The Front Street Heritage Park is a parkland improvement project designed to create a usable and accessible passive recreational park on either side of the foot of Kent Street along the east side of Front Street to create a focal community and civic place overlooking the Niagara river below. The project involves reclaiming former open landscape areas which have become significantly overgrown to re-connect the Village to its river front and capture and frame significant riverfront views. Development of the park should selectively retain mature native tree species with good form and seek to minimize environmental degradation. The eastern edge of the passive park should include a walkway providing differing vantage points to enjoy the river, and important viewing areas can be enhanced with heritage interpretive plaques or commemorative plaques telling the story of the early origins of the Village. Walkways should connect to the sidewalk at the street edge, and may be constructed of limestone or fine materials. The park should include landscaped terraces, stone retaining walls, benches and a covered gazebo or seating pavilion as a focal landscape structure. Heritage themed pedestrian scale street lighting is appropriate as are low landscape areas or gardens. The community should be involved in planning and undertaking annual planting of the park.

14.2.5 Top of Escarpment Promenade

A walking promenade, from the northern point of the Front Street Heritage Park to the river viewing area located east of St. Saviour's Church will be a unique public realm improvement project serving to enhance the enjoyment of walking along the topographic feature defining the Village edge from the riverfront below. The promenade should feature at least 2 seating areas with pruned and framed views of the waterfront, linked by a permeable limestone or fine pathway to a maximum width of 1.5m. View and seating areas provide opportunities for the introduction of heritage interpretation plaques to convey the historic evolution of the Village and riverfront.

The promenade should be located within the public right of way on Front Street, and proceed north across the unopened municipal right of way along the east side of St. Saviour's Church. Development of the promenade should be undertaken in a manner that encourages accessibility and locates the promenade within the eastern portions of the right of way to ensure the quiet enjoyment of other adjacent properties.

14.2.6 Future Village Common

In the event the school closes and redevelopment of the school site occurs, the Secondary Plan establishes provisions for the creation of a publicly owned 1 acre park on the school site as an important civic focal point in the community. The park should be predominantly green open space to permit a range of flexible use activities including community gatherings, festivals, and informal recreational activities for children and families. Park areas fronting public streets should include Carolinian trees and other native species plantings within the public right of way. A sidewalk within the public right of way on Queenston Street should be considered in the design of the park, as well as benches, paved seating areas and heritage themed pedestrian scale street lighting to integrate the park as a public amenity having a similar design relationship and vocabulary to the commercial streetscape improvements across the street and outlined above, under Queenston

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Streetscape improvement. The north and south park frontages should be defined through Carolinian and other native species tree planting and a walkway along the north frontage should be included to establish a means of access and a defined public route for future development on the remainder of the school site.

14.2.7 North and South Entryway Improvements from the Parkway

Key entryways from the parkway, the intersection of Queenston Street and the Parkway and the intersection of York Road and the Parkway should be enhanced with Carolinian and other native species street tree planting, low landscape material and small unobtrusive Village signage. These locations are also appropriate for public art or commemorative memorials and heritage interpretive plaques conveying elements of Queenston's early history. Enhancements will be safe and will incorporate small scale signage.

14.2.8 Existing Rail Trail Improvements

The existing trail should be maintained in a state of good repair and within its current width. Upgrades to the walking surface, such as new gravel or limestone fines should be undertaken periodically to improve access with minimal damage to adjacent vegetation. Existing rail ties should be checked for physical damage and wear and replaced as necessary. The rail ties are an important physical element conveying the previous use of the route and should be retained. The trail provides opportunities for heritage interpretation through the installation of small plaques conveying the history and former use of the route.

14.2.9 Rail Terrace Connection

At the northern terminus of Princess Street, there is an opportunity to establish a terraced walkway to make a physical link and pedestrian connection to the Rail trail below. This improvement will enhance the connectivity of pedestrian movement within the Village. The rail terrace connection should be designed to minimize disruption and damage to existing vegetation and should consist of terraced rail ties providing a flat walking surface stepping down to the rail trail.

14.2.10 Kent Street Streetscape Improvements

Kent Street is an important linkage between Front Street and Queenston providing direct access to the future Front Street Heritage Park. This street also has commercial uses along the southern street frontage and at the northern intersection with Front Street. Streetscape improvements should include heritage themed pedestrian scale lighting to a maximum height of 5.0m and occurring on both sides of the street, approximately 20.0 to 30.0m o.c. and Carolinian trees and other native species planted on 8.0 to 10.0m o.c. were feasible, to complement existing landscaping.

14.2.11 Willowbank Entry Drive Restoration and Landscaping

The entry drive to the Willowbank property, a key heritage property and landmark along Queenston Street, should be given special consideration to strengthen the main connection

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between the Village and this impressive property with appropriate restoration low landscape improvements and specimen plantings.

14.2.12 Partition Street Neighbourhood Parkette

A new parkette should be created at the corner of Partition Street and Front Street, through development lands designated Village residential at this location. The parkette should be outfitted with a small children's play area and play structure, benches for seating and a walkway providing access from Front Street and Partition Street. The park should be landscaped with street tree planting within the public right of ways, as well as Carolinian and other native species planted within the parkette interior.

Existing parkland can be enhanced with additional specimen and street tree planting to green and define public gathering places. Consideration of the introduction of seating areas and landscape enhancements to existing memorials should also be considered.

15.0 Tools for Implementation

Implementation of the Secondary Plan shall occur through detailed steps in the planning process. In addition to the regulations of the Town's Zoning By-law, the following tools can be used to implement the plan:

15.1 Site Plan Control

Site plan control should be instituted for all development within the Queenston urban area.

15.2 Design Review Process

Bill 51, the Planning and Conservation Land Statute Law Amendment Act, 2006, permits Council to control the architectural design of buildings, provided that an in-effect official plan and a by-law both contain provisions relating to such matters; similar controls are related to sustainable design elements.

The Town already has a design review process in place. This should continue in its current form. All development, building additions and accessory buildings visible from the street should be subject to the Town's Urban Design Committee. The Design Guidelines developed in conjunction with the Secondary Plan for Queenston provide guiding principles that the Town and the Urban Design Committee should follow in their consideration of development proposals, using it as a tool toward preserving and enhancing the quality of built form elements in the Village.

15.3 Cultural Heritage Landscape

A key component of the Queenston Village Character is the distinctive urban pattern composed of streets, blocks, and landscaped lots, set within a larger landscape defined by significant natural heritage features including the escarpment, topography, the riverfront and the agricultural fields toward the west.

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As such, Queenston constitutes a cultural heritage landscape, as defined in the Provincial Policy Statement:

a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trails and industrial complexes of cultural heritage value.

This Secondary Plan takes significant steps toward conserving Queenston's cultural heritage landscape. A variety of additional tools may be used to further strengthen the provisions of the Secondary Plan, should that be the future desire of the Village. These tools include:

15.3.1 Heritage conservation district policies, guidelines, & studies Part V of the Ontario Heritage Act provides for the designation of heritage conservation districts. Following approval of a local designation by-law (and confirmation by the Ontario Municipal Board) any alterations, additions and demolition to property within a heritage conservation district requires a permit from the local municipality. The approval or denial of a permit will usually be determined in accordance with approved guidelines and district plan.

15.3.2 Heritage Impact Assessment

Cultural heritage resources are "valued for the important contribution they make to our understanding of the history of a place, an event, or a people." (PPS, 2005). Any development and site alteration in Queenston which is deemed by the Town to affect a cultural heritage resource shall be required to prepare a heritage impact assessment.

Properties and geographic areas that may be deemed cultural heritage resources include: all listed, inventoried, mapped heritage properties by local, provincial or federal jurisdiction(s); protected heritage property(s); newly identified cultural heritage sites which may need further evaluation; and areas that can be identified as having known archaeological sites or archaeological potential. The Town of Niagara-on-the-Lake should use this tool as necessary to achieve its heritage preservation aims.

15.3.3 Landscape impact assessments and landscape conservation plans to assess the potential impact of a proposal on the surrounding landscape and sets out a plan to ensure that it is appropriately preserved.

15.3.4 Subdivision development agreements with specific conditions to ensure that the cultural heritage is conserved and/or enhanced.

15.3.5 Community improvement plans. The Town's Official Plan identifies several Community Improvement Areas, one of which is the Village of Queenston. The Plan outlines criteria

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for selecting project areas, phasing of improvements, and so forth. It also provides for the preparation of Community Improvement Plans (under Section 28(4) of the Planning Act).

A Community Improvement Plan can identify and prioritize a range of physical, social and recreation infrastructure improvements necessary to implement the goals of the Secondary Plan. The capital budgets of various Town departments can allocate monies toward the Community Improvement Plan to fund planned improvements.

A Community Improvement Plan could be created for the Village of Queenston and provide direction regarding the following:

- Strategic, prioritized, and coordinated public investment and repair or upgrades to municipal infrastructure, community services and/or public amenities, particularly in regard to the Village's stormwater and drainage problems and roadway paving;
- Municipal acquisition of lands for parkland, on the southern portion of the school site, at the intersection of Partition and Front Streets, and/or to the east of the intersection of Kent and Front Streets;
- Additional public realm improvements and partnerships between different levels of government;
- The realization of the Front Street Heritage Park and top of the river escarpment promenade; and
- Streetscape improvements, in particular along Queenston and Front Street Character Areas and gateway zones.

15.3.6 Stewardship programs where members of the community are encouraged to volunteer their time to participate in events such as tree planting, riverfront clean-up and other public realm activities that would improve character of the Village.

15.3.7 Financial incentives, such as but not limited to, grants and tax breaks, for landowners to undertake renovations that maintain or further enhance the heritage value of their property.

15.3.8 Park area / corridor area management plans that set out the objectives for the park area and/or corridor and actions to ensure the plan is implemented.

15.4 Demolition Control

This plan neither anticipates nor intends that a significant amount of demolition of existing structures will occur. All demolition applications should be reviewed by the Town to ensure that the proposed development is desirable and in keeping with the Village character.

A Demolition Control By-Law shall be enacted pursuant to Section 33.2 of the Planning Act for the intent of preserving and maintaining the character of residential areas in the Village.

Demolition permits should be issued only after issuance of a building permit.

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15.5 Monitoring and Evaluation

The Queenston Secondary Plan must meet the changing social, economic and development pressures placed upon the area, and respond to the opportunities created through the evolution of broader policy environments. Although the fundamentals guiding decision making provide a solid foundation for the future, changes to the Plan may be required over time. Monitoring of the impacts changing social, economic, fiscal and environmental conditions will be important in determining whether the Plan's goals, objectives, priorities and implementation mechanisms remain appropriate.

Evaluation of key qualitative and quantitative indicators related to population and building density, built form, automobile traffic, transit usage, employment, parks and open space and social service provisions will provide an assessment of the Plan's successes and failures and offer insight into improvements. As required by the Planning Act, every five years Council will determine whether there is a need to review the Secondary Plan.

15.6 School Site Process

If the school ceases to operate as such, a comprehensive process guiding its closure, re-visioning, examination of redevelopment opportunities, and sale should be followed to ensure the most positive outcome for both the Village and the School Board, from both community facility, diverse range of housing, and financial perspectives. The process shall be consistent with Policies 10.1 and 10.3 of this Plan.

15.7 Niagara Parks Commission

The use of lands owned by the Niagara Parks Commission is regulated under the provisions of the Niagara Parks Act, R.S.O. 1990, c.N.3 The Niagara Parks Commission in the use of its lands shall be consistent with the provisions contained in the Provincial Policy Statement and shall conform with Provincial Plans. Before carrying out or authorizing any undertaking that will directly affect the Village of Queenston, the Niagara Parks Commission shall consult with and have regard for the established policies of this Secondary Plan and the Niagara Escarpment Plan.

15.8 Niagara Escarpment Commission

The lands south of York Street, within the Village of Queenston, are subject to the Niagara Escarpment Planning and Development Act and Regulation 826/90. These lands are not within the jurisdiction of the Municipality, but the Municipality will use the general policies of this Secondary Plan and the Low Density Residential policies, as well as the requirements of the Zoning By-Law to comment on Development Permit Applications within this area.

15.9 Interpretation

In the case of a conflict between other policies of the Official Plan and this Section, the Queenston Secondary Plan policies will prevail.



0 100 200 400 Metres

Distances shown are in metres

SCHEDULE E1 TO OFFICIAL PLAN AMENDMENT # 37

Gary Burroughs

LORD MAYOR
GARY BURROUGHS

Holly Dowd

TOWN CLERK
HOLLY DOWD