

December 21, 2018

VIA EMAIL ONLY

Files: D.11.06.ZA-18-127

Shannon Larocque
Senior Planner
Town of Pelham
20 Pelham Town Square, P.O. Box 400
Fonthill, ON L0S 1E0

Dear Ms. Larocque:

**Re: Regional and Provincial Review Comments
Zoning By-law Amendment Application (AM-13-18)
Saffron Meadows Phase 2 Zoning Bylaw Amendment
Owner: Hert Inc. (Agent: Upper Canada Consultants)
Rice Road (West Side) & Port Robinson Road (South Side)
Town of Pelham**

Regional Development Services staff has reviewed the information circulated for the proposed Zoning By-Law Amendment. Regional Staff note that the Saffron Meadows subdivision received draft plan approval from the Town effective December 15, 2016, subject to several conditions.

The intent of the Zoning By-law amendment is to modify the existing zoning to facilitate an increase in density on Block 30 of Saffron Meadows Subdivision (Phase 2). In order to achieve this, Lot 14 (currently zoned R2-266) is intended to be interchanged with the access point for Block 38 (currently zoned RM1-1269). The submitted Redline Revision of Draft Plan of Subdivision, prepared by Upper Canada Consultants (dated, November 13 2018) illustrates the proposed change. A pre-consultation meeting with Town, Regional Staff and the applicant was held on November 15 2018.

Regional Development Services staff has no objection to the proposed minor modification to the Zoning By-law Amendment from a Provincial or Regional perspective, as the alterations are minor and do not alter previous comments by made the Region. Additionally, Regional Staff have no comment related to the minor modification proposes to the Draft Plan of Subdivision.

If you have any questions, please contact me at extension 3518 or Aaron Butler, Senior Planner at ext. 3264.

Please send a copy of the staff report and notice of the Town's decisions on these applications.

Sincerely,



Alexsandria Pasquini
Development Planner

December 24, 2018

Shannon Larocque
Senior Planner
Town of Pelham
20 Pelham Town Square
PO Box 400
Fonthill, ON L0S 1E0

Dear Shannon,

Re: Zoning By-law Amendment
Part 13, Plan 59R-16039 – Phase 2 of the Saffron Meadows Subdivision
Town of Pelham
File No.: AM-13-18

Enbridge Gas Distribution does not object to the proposed application(s).

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AC/jh

Shannon Larocque

From: Bob Lymburner
Sent: Wednesday, December 05, 2018 2:04 PM
To: Shannon Larocque
Subject: comments

Hi Shannon Fire has no comments regarding the entrance flip on block 38 and lot 14 saffron meadows



Bob Lymburner
Fire Chief
Fire & By-Law Services

e: blymburner@pelham.ca
p: 905.892.2607 x203
c: 905.327.4411
pelham.ca

177 Highway 20 West
P.O. Box 323
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Shannon Larocque

From: Belinda Menard
Sent: Tuesday, December 11, 2018 3:28 PM
To: Shannon Larocque
Subject: RE: Request for Comments - Application for Zoning By-law Amendment - Block 38 & Lot 14 Saffron Meadows Phase 2

Hi Shannon,

We do not have any comment regarding Saffron Meadows Phase 2 application for Zoning By-law Amendment.

Regards,
Belinda



Belinda Menard, Dipl.T
Building Intake/Plans Examiner
**Community Planning &
Development**

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From: Shannon Larocque
Sent: Tuesday, December 04, 2018 3:55 PM
To: Bob Lymburner; Belinda Menard
Subject: Request for Comments - Application for Zoning By-law Amendment - Block 38 & Lot 14 Saffron Meadows Phase 2

Hi Bob & Belinda,

We are in receipt of an application for zoning by-law amendment (our file: AM-13-18) for Block 38 and Lot 14 in Saffron Meadows Phase 2.

The applications and supporting materials are available via the following dropbox link:
https://www.dropbox.com/sh/q5bd0ozh3lzympm/AABhg8OT_AVyMGsHghlNsD1va?dl=0

Hard copies will also be provided.