



Vibrant • Creative • Caring

Public Meeting for Part 13, Plan 59R-16039 (Saffron Meadows Phase 2)

Zoning By-law Amendment Application AM-13-18
January 14, 2019



20 Pelham Town Square P.O. Box 400 • Fonthill, ON L0S 1E0 p: 905.892.2607 f: 905.892.5055
pelham.ca

Purpose & Location

Purpose:

To change the zoning to allow the realignment of the future internal roadway to 19 block townhouses in the Saffron Meadows Phase 2 Subdivision.

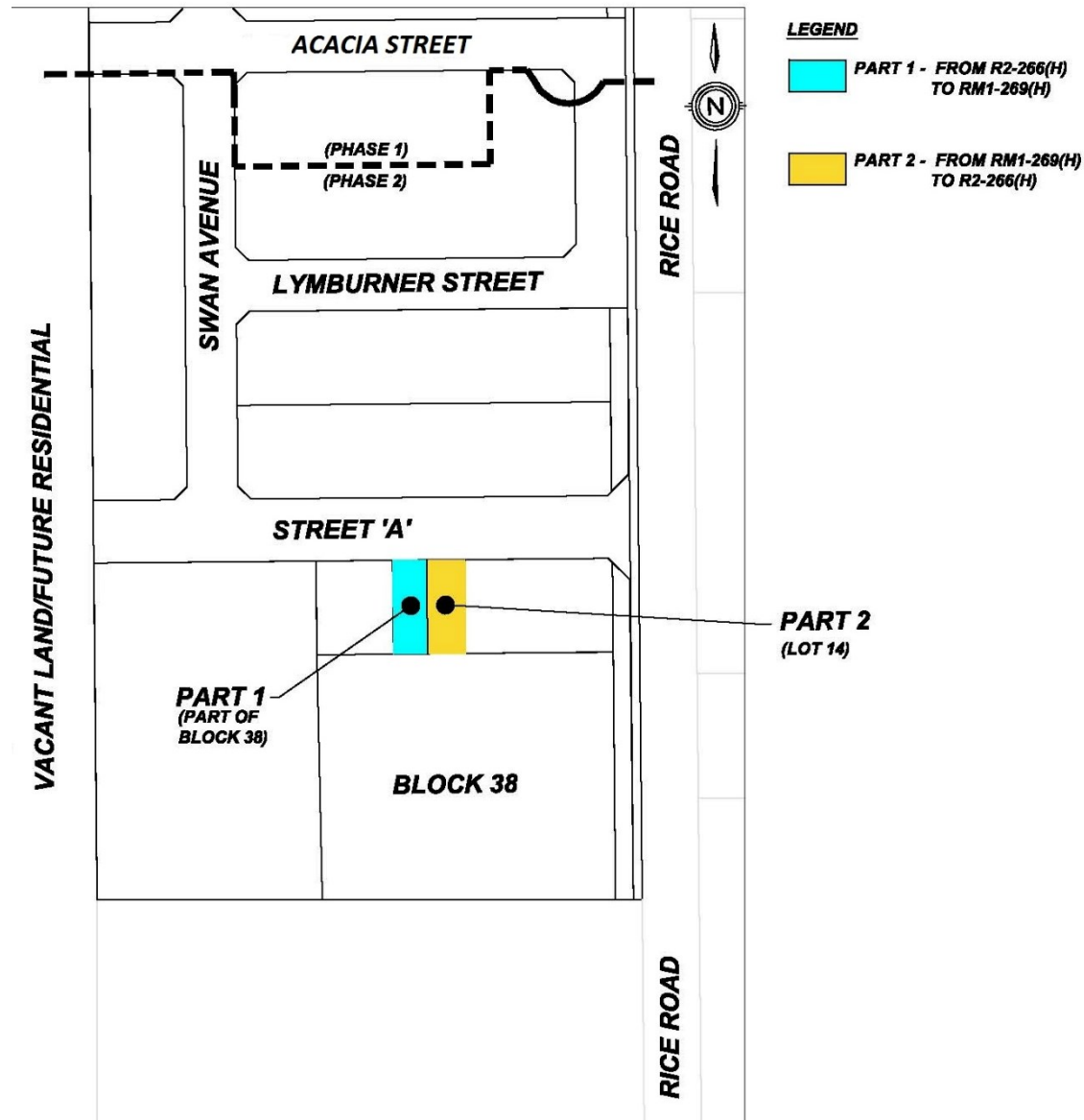
Location:

South of Acacia Road and west of Rice Road

Legal Description:

Part 13, Plan 59R-16039,
Town of Pelham, Regional
Municipality of Niagara





Provincial Policies

- Provincial Policy Statement, 2014
 - Within a 'settlement area'.
- Greenbelt Plan, 2017
 - Within a 'settlement area'.
 - Does not apply.
- Niagara Escarpment Plan, 2017
 - Outside Niagara Escarpment Plan Area.
 - Does not apply.
- Growth Plan for the Greater Golden Horseshoe, 2017
 - Within a 'Built-Up Area'.



Regional Official Plan

- Designated as
 'Built-up Area' and
 'Designated Greenfield
 Area'



Approximate Location of Property



Community Planning & Development

Town Official Plan

- East Fonthill
Secondary Plan Area
Designated **Low
Density Residential**
- With the presence of
Highly Vulnerable
Aquifer (HVA).



Approximate Location of Property



Community Planning & Development

Town Zoning By-law

- Currently: **R2-266 (H) & RM1-269 (H)**
- R2-266 (H) zone permits one single detached dwelling per lot and accessory buildings, uses subject to special regulations.
- RM1-269(H) zone permits block townhouses and accessory buildings, uses subject to special regulations.
- Uses cannot occur until the holding provision is removed subject to endangered species concerns being addressed to the satisfaction of the Ministry of Natural Resources and Forestry.





Agency & Public Comments

Agency

Niagara Region

No objections.

Fire & By-law Services

No comment.

Building

No comment.

Enbridge

No objection.

Public

Nil



Conclusion

- This presentation has provided information on the Zoning By-law Amendment application AM-13-18 to allow for:
 - realignment of a future internal roadway accessing 19 future block townhouses.
- No recommendations or decisions concerning this application has been or will be made at this meeting.



Questions and Comments

Thank-you for attending
this evening's meeting.

Following tonight's meeting, questions and
comments on this file may be directed to:

Shannon Larocque, Senior Planner
905-892-2607 ext. 319
slarocque@pelham.ca



Community Planning & Development