

## Public Meeting Under the Planning Act Meeting Agenda

PCOW-01/2019

Monday, January 14, 2019

6:30 PM

Town of Pelham Municipal Office - Council Chambers  
20 Pelham Town Square, Fonthill

If you require any accommodations for a disability in order to attend and participate in meetings or events, please contact the Office of the Clerk at 905-892-2607 ext. 315 or 320.

|   | Pages   |
|---|---------|
| 1. Call to Order and Declaration of Quorum  |         |
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| Zoning By-law Amendment AM-13-18 - Phase 2 Saffron Meadows<br>Subdivision   |         |
| 4.1 Planning Report   |         |
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|       |   |         |
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| 5.2   | Public Input  |         |
| 5.3   | Committee Input   |         |
| 5.4   | Presentation of Resolutions   |         |
| 6.    | Adjournment   |         |



|                  |  |  |
|------------------|--|--|
| <b>WHAT:</b>     | <b>Public Meeting for a Zoning By-law Amendment</b> in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended |  |
| <b>WHEN:</b>     | <b>Monday January 14, 2019 at 6:30 PM</b>  |  |
| <b>WHERE:</b>    | Town Hall Council Chambers<br>20 Pelham Town Square, Fonthill  |  |
| <b>FILE NO.:</b> | AM-13-18   |  |

Please refer to the location of the subject parcel on the reverse side

**WHAT IS THIS?**

An application to amend the Zoning By-law was received for the property located south of Acacia Road and west of Rice Road and legally described as Part 13, Plan 59R-16039 (see reverse). The lands are part of Phase 2 of the Saffron Meadows Subdivision.

The applicant seeks approval to rezone from 'R2-266 (H)' to 'RM1-269 (H)' and from 'RM1-266(H)' to 'R2-266 (H)' to permit the realignment of a future internal roadway (see reverse).

**YOUR INPUT IS ENCOURAGED! WE ARE LISTENING!**

Please provide input by speaking at the public meeting or by making a written submission to the Town of Pelham. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released. To provide input in writing, or to request personal notice if the proposed amendment is adopted, please send all correspondence by **noon on Wednesday January 9, 2019** for inclusion in the public meeting agenda package c/o Town Clerk, Nancy J. Bozzato, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario, L0S 1E0, or by email at [nbozzato@pelham.ca](mailto:nbozzato@pelham.ca).

**NEED MORE INFORMATION? CONTACT US!**

For more information, please contact Shannon Larocque, Senior Planner at (905) 892-2607 ex. 319, or by email at [slarocque@pelham.ca](mailto:slarocque@pelham.ca). A copy of the Information Report regarding the proposed amendment as well as any additional information regarding the application may be obtained on the Town's website at <http://calendar.pelham.ca/council> or at Town Hall (2<sup>nd</sup> Floor) after 12:00 pm on Friday, January 11, 2019.

**IMPORTANT INFORMATION!**

If a person or public body does not make oral submissions at a public meeting or make a written submission to the Town of Pelham before the proposed by-law is adopted, or draft plan of condominium approval is given, the person or public body is not entitled to appeal the decision to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submission at a public meeting or make written submission to the Town of Pelham before the proposed by-law is adopted, or draft plan of condominium approval is given, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there is reasonable grounds to do so.

If you wish to be notified of the adoption of the proposed Zoning By-law Amendment or granting of approval of Draft Plan of Condominium, you must make a written request to the Clerk of the Town of Pelham and such request must include the name and address to which such notice should be sent.

Dated at the Town of Pelham, this 17<sup>th</sup> day of December, 2018.  
Nancy J. Bozzato



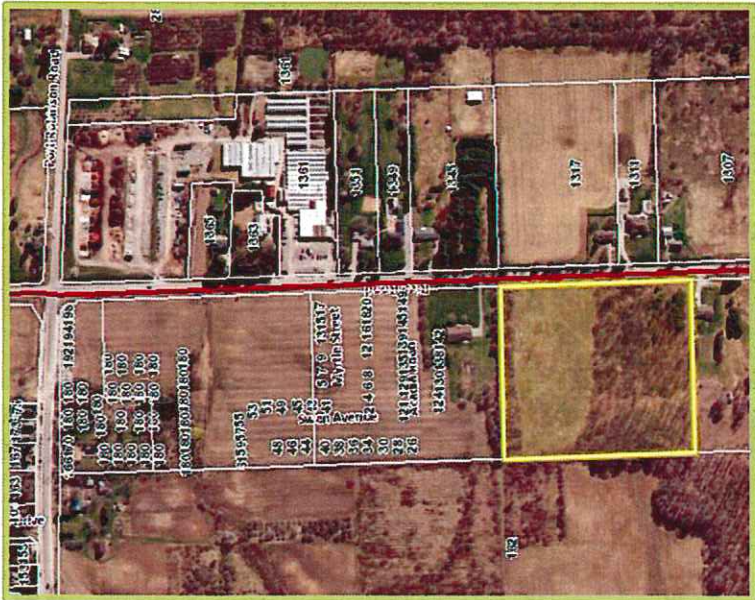
Information



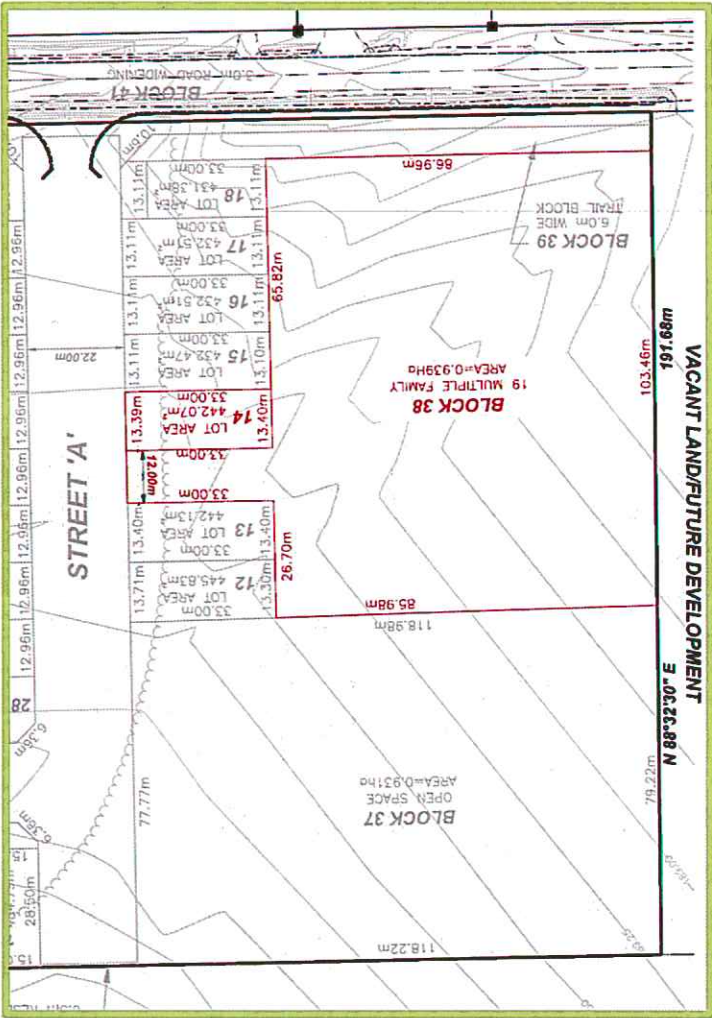
Legal Notice



PROPERTY LOCATION



EFFECT OF PROPOSED CHANGE





*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](http://pelham.ca)  
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## 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.

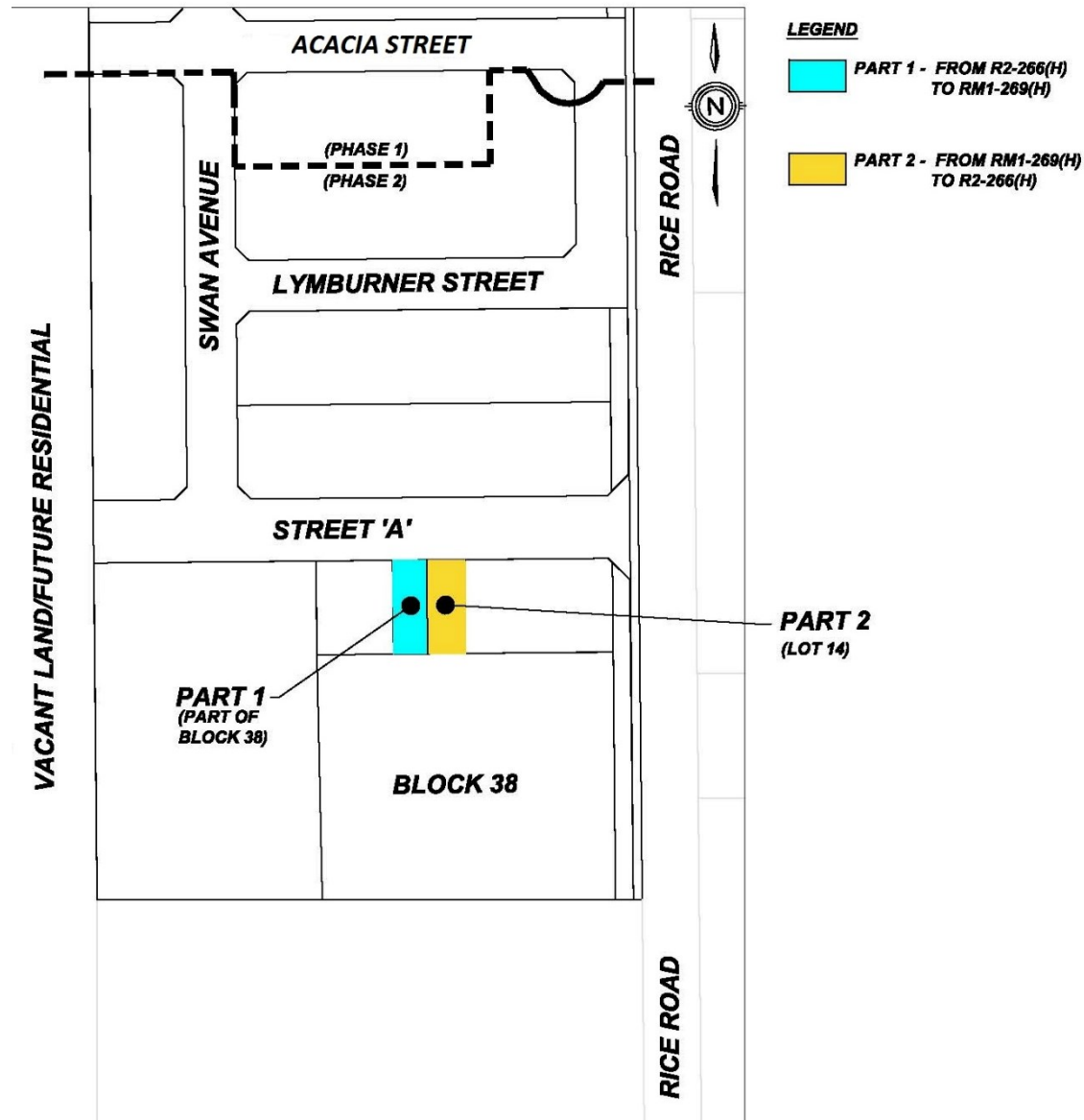
### Location:

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**



# Town Official Plan

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



**Approximate Location of Property**



# 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.



**VACANT LAND/FUTURE DEVELOPMENT**

**BLOCK 37**  
OPEN SPACE  
AREA=0.931ha

**BLOCK 38**  
19 MULTIPLE FAMILY  
AREA=0.939Ha

**BLOCK 39**  
6.0m WIDE  
TRAIL BLOCK

**STREET 'A'**

**BLOCK 41**  
3.0m ROAD WIDENING

Dimensions and Lot Areas:

- Block 37: 118.22m, 79.22m, 103.46m, 191.68m
- Block 38: 85.98m, 26.70m, 65.82m, 86.96m
- Block 39: 103.46m
- Block 41: 103.46m
- Street 'A': 22.00m, 103.46m
- Lot 12: 33.00m, 445.83m<sup>2</sup>
- Lot 13: 33.00m, 442.13m<sup>2</sup>
- Lot 14: 33.00m, 442.07m<sup>2</sup>
- Lot 15: 33.00m, 432.47m<sup>2</sup>
- Lot 16: 33.00m, 432.51m<sup>2</sup>
- Lot 17: 33.00m, 432.51m<sup>2</sup>
- Lot 18: 33.00m, 431.38m<sup>2</sup>



# 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](mailto:slarocque@pelham.ca)**



## Information Report Regarding an Application for Zoning By-law Amendment Part 13, Plan 59R-16039, Saffron Meadows Phase 2 Subdivision (File No. AM-13-2018)

### Executive Summary:

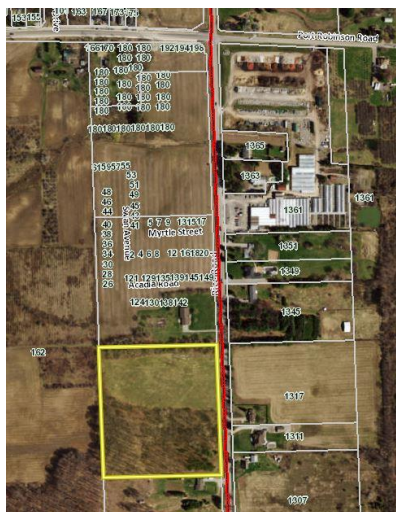
The purpose of this report is provide Council and the public with information regarding an application for Zoning By-law Amendment for property located south of Acacia Road west of Rice Road and legally described as Part 13, Plan 59R-16039. The lands are part of Phase 2 of the Saffron Meadows Subdivision.

The applicant seeks approval to rezone from 'R2-266 (H)' to 'RM1-269 (H)' and from 'RM1-266 (H)' to 'R2-266 (H)' to permit the realignment of future internal roadway.

### Location:

The property is located on the south side of Acacia Road (under construction as part of Saffron Meadows Phase 1 Subdivision) west of Rice Road. The surrounding land uses include future single detached residences to the north, single detached and agricultural uses to the east, agricultural uses to the west and residential uses and a wetland to the south.

Figure 1 – Location Map

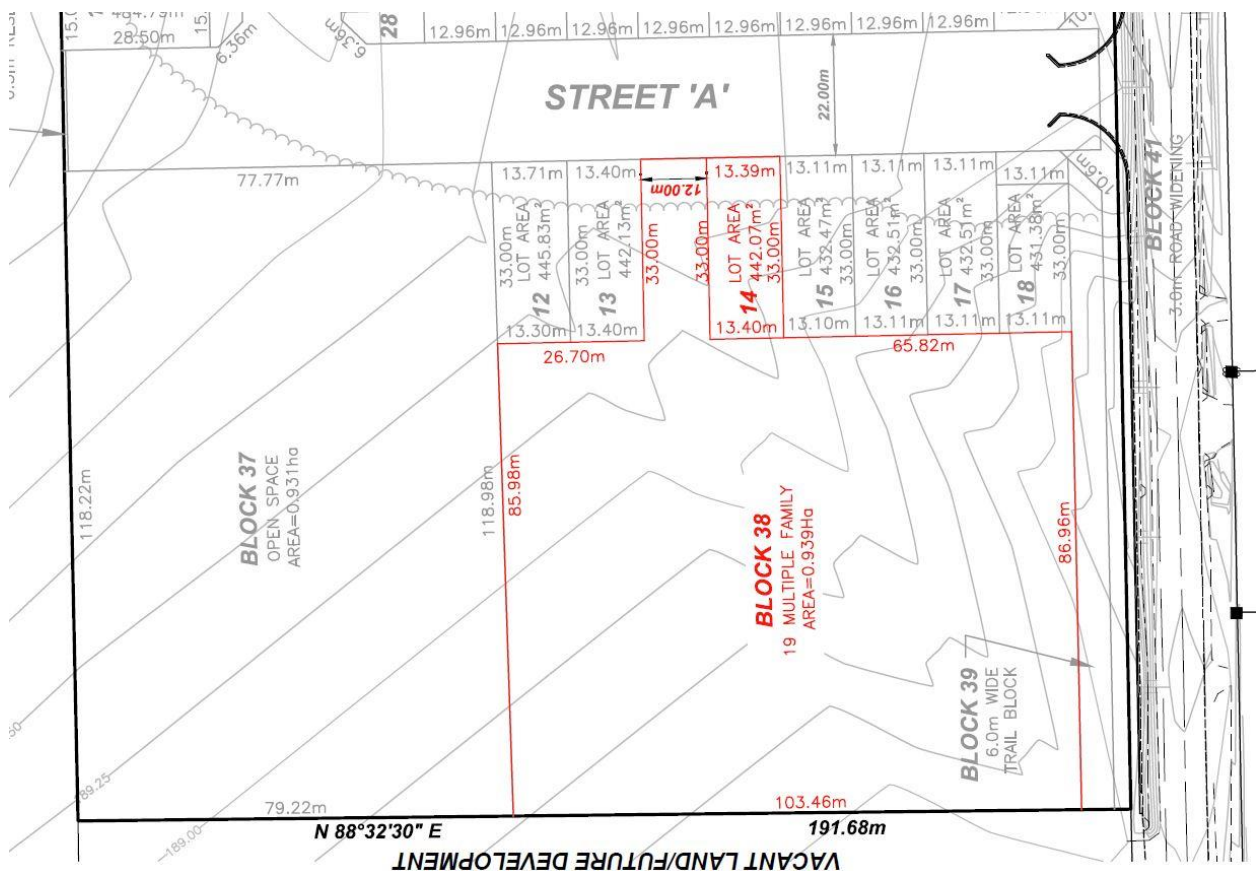


Information Report Regarding an Application for Zoning By-law Amendment  
 Part 13, Plan 59R-16039 (File No. AM-13-18)  
 Monday, January 14, 2019

**Project Description and Purpose:**

The application will permit the realignment of the future internal roadway to 19 block townhouses in the Saffron Meadows Phase 2 Subdivision. The block townhouses will be subject to future applications for Site Plan Approval and Draft Plan of Condominium.

**Figure 2: Future Internal Roadway Realignment**



The Zoning By-law amendment proposes to change the zoning from 'R2-266 (H)' to 'RM1-269 (H)' and from 'RM1-266 (H)' to 'R2-266 (H)'. The proposed change will permit the use of Lot 14 on Figure 2 for a future single detached dwelling and the future internal roadway providing access to Block 38 to be used for the block townhouse use.

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Information Report Regarding an Application for Zoning By-law Amendment  
Part 13, Plan 59R-16039 (File No. AM-13-18)  
Monday, January 14, 2019

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Phase 1 of the Saffron Meadows Plan of Subdivision received final approval from Council on May 7, 2018. It is anticipated that Council will consider a request for final approval of Phase 2 of the Saffron Meadows Plan of Subdivision early in 2019.

Policy Review:

***Planning Act***

The *Planning Act*, R.S.O. 1990 provides that decisions of Council in respect to planning matters shall be consistent with provincial policy statements that are in effect as of the date of Council's decision and shall conform with provincial plans that are in effect. Section 50 of the *Planning Act* gives Council the authority to make decisions respecting the subdivision of land.

***Provincial Policy Statement, 2014***

The Provincial Policy Statement, 2014 (PPS) provides guidance for managing and directing land use to achieve efficient and resilient development and land use patterns. Policy 1.1.1 states that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities and mix of residential (including second units, affordable housing and housing for older persons), employment, institutional, recreation, park and open space, and other uses to meet long-term needs; promote cost-effective development patterns and standards to minimize land consumption and servicing costs; avoid development that may cause environmental or public health and safety concerns; and ensure the necessary infrastructure and public service facilities are available to meet current and projected needs.

The subject parcels are designated as being within a Settlement Area according to the Provincial Policy Statement, 2014 (PPS, 2014). Policy 1.1.3.1 states that settlement areas will be the focus of growth and development and their vitality and regeneration shall be promoted.

Policy 1.1.3.2 provides that within settlement areas land use patterns shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for the infrastructure and public service facilities which are planned or available, minimize negative impacts on air quality and climate change and promote energy efficiency; support active transportation, and are transit supportive.

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Information Report Regarding an Application for Zoning By-law Amendment  
Part 13, Plan 59R-16039 (File No. AM-13-18)  
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Policy 1.1.3.3 also provides that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment. Policy 1.4.1 states that to provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area, planning authorities shall maintain a minimum 10 year supply of land to accommodate residential growth through intensification and redevelopment, and if necessary, lands which are designated and available for residential development.

***Greenbelt Plan, 2017***

The subject parcels are located in an identified settlement area that is outside of the Greenbelt Plan Area; therefore, the policies of the Greenbelt Plan do not apply.

***Niagara Escarpment Plan, 2017***

The subject parcels are not located in the Niagara Escarpment Plan Area; therefore, the Niagara Escarpment Plan policies do not apply.

***The Growth Plan for the Greater Golden Horseshoe, 2017***

The guiding principles of the Growth Plan for the Greater Golden Horseshoe, 2017 is to support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout their lifetime; prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability; support a range and mix of housing options, including second units and affordable housing to serve all sizes, incomes and ages of households; provide different approaches to manage growth that recognizes the diversity of communities in the GGH (Greater Golden Horseshoe); protect and enhance natural heritage, hydrologic and landform systems features and functions and integrate climate change considerations into planning and managing growth.

The property is located within the built up area. Policy 2.2.1.2 states that population growth will be accommodated by: directing the majority portion of growth to the built-up areas that have existing or planned municipal water and wastewater systems and can support the achievement of complete communities. Policy 2.2.2.4 indicates that municipalities will develop a strategy to achieve minimum intensification targets; identify the appropriate type and scale of development and transition of built form to adjacent areas; ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities and be implemented through official plan

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Information Report Regarding an Application for Zoning By-law Amendment  
Part 13, Plan 59R-16039 (File No. AM-13-18)  
Monday, January 14, 2019

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policies and designations, updated zoning and other supporting documents. Policy 2.2.2 encourages intensification generally within the built-up area.

***Regional Official Plan, consolidated August 2015***

The Region of Niagara identifies this property as Built-up Area. It is an objective of the Regional Official Plan that intensification be directed to built up areas and establishes an intensification target of 15% for the total annual development in Pelham. The Region also supports the inclusion of urban design analysis and guidelines for various types of plans and development projects.

Policy 11.A.1 encourages the provision of a variety of housing types within urban communities and neighbourhoods to serve a variety of people as they age through the life cycle.

Policy 11.A.2 states the Region encourages the development of attractive, well designed residential development that: provides for active transportation; de-emphasizes garages; emphasizes the entrance and point of access to neighbourhoods; is accessible to all persons; incorporates the principles of sustainability in building design; provides functional design solutions for waste collection and recycling; provides an attractive, interconnected and active transportation friendly streetscape; contributes to a sense of safety within the public realm; balances the need for private and public space; creates or enhances an aesthetically pleasing and functional neighbourhood; and, encourages a variety of connections between land uses based on diverse transportation modes, allowing people to move freely between the places where they live, work and play.

***Town of Pelham Official Plan, 2014***

The property is located within the Urban Settlement area of Fonthill and is designated Urban Living Area/Built Boundary in the Town of Pelham Official Plan. Permitted uses in the Urban Living Area are single detached residential dwelling units, accessory apartments in single detached dwellings, semi-detached, townhouse, multiple and apartment dwellings, home occupations, bed and breakfast establishments in single detached dwellings, private home day care and complementary uses such as residential care facilities, daycare centres, institutional uses and convenience commercial uses.

Policy B.1.13 requires the Town to accommodate at least 15% of projected housing growth within the existing building boundaries of Fonthill and Fenwick.

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Information Report Regarding an Application for Zoning By-law Amendment  
Part 13, Plan 59R-16039 (File No. AM-13-18)  
Monday, January 14, 2019

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Policy B1.1.5 requires that when considering a Zoning By-law amendment to permit a townhouse development, Council shall be satisfied that the proposal:

- a) Respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;
- b) Can be easily integrated with surrounding land uses;
- c) Will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads; and
- d) Is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site.

***Zoning By-law 1136 (1987), as amended***

The property is zoned 'R2-266 (H)' and 'RM1-269 (H)'. The 'R2-266 (H)' zone permits one single detached dwelling per lot and uses, buildings and structures accessory thereto subject to special regulations. The 'RM1-269 (H)' zone permits block townhouses and uses, buildings and structures accessory thereto subject to special regulations. The uses permitted in the 'R2-266 (H)' and 'RM1-269' zones cannot occur until the holding provision subject to endangered species concerns being addressed to the satisfaction of the Ministry of Natural Resources and Forestry.

The proposed zoning change will retain the holding provision until Council considers a request for its removal at a later date.

**Agency Comments:**

On December 17, 2018, a notice was circulated to required commenting agencies and Town departments. To date the following comments have been received (Appendix A):

**Niagara Region**

- No objection.

**Fire & By-law Services**

- No comments.

**Building**

- No comment.

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Information Report Regarding an Application for Zoning By-law Amendment  
Part 13, Plan 59R-16039 (File No. AM-13-18)  
Monday, January 14, 2019

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Enbridge

- No objection.

Public Comments:

On December 17, 2018, a public meeting notice was circulated to all property owners within 120 metres of the property. In addition, a public meeting notice sign was posted on the property.

No public comments have been received as of the date of writing of this report.

Staff Comments:

The purpose of this report is to provide Council and the public with information regarding the application for zoning by-law amendment, the applicable policies and comments received.

Following the public meeting and once all comments are received on the application, staff will prepare a recommendation report for Council's consideration.

Prepared by: Shannon Larocque, MCIP, RPP, Senior Planner

Reviewed by: Barbara Wiens, MCIP, RPP, Director of Community Planning and Development

Alternatives:

Council could choose not to direct Planning Staff to prepare the Recommendation Report

Attachments:

Appendix A      Agency Comments

Recommendation:

**BE IT RESOLVED THAT** Council receive this Department of Community Planning and Development Report for information as it pertains to File No. AM-13-18 regarding Part 13, Plan 59R-16039;

**AND THAT** Council direct Planning staff to prepare the Recommendation Report on this application for consideration.

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](mailto:MunicipalPlanning@enbridge.com)

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

[enbridgegas.com](http://enbridgegas.com)

**Integrity. Safety. Respect.**

AC/jh

## Shannon Larocque

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**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](mailto:blymburner@pelham.ca)**  
**p: 905.892.2607 x203**  
**c: 905.327.4411**  
**[pelham.ca](http://pelham.ca)**

177 Highway 20 West  
P.O. Box 323  
Fonthill, ON L0S 1E0

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## Shannon Larocque

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**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**

**e: bmenard@pelham.ca**  
**p: 905.892.2607 x344**  
**pelham.ca**

20 Pelham Town Square  
 P.O. Box 400  
 Fonthill, ON L0S 1E0

### TOWN OF PELHAM CONFIDENTIALITY NOTICE

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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](https://www.dropbox.com/sh/q5bd0ozh3lzympm/AABhg8OT_AVyMGsHghlNsD1va?dl=0)

Hard copies will also be provided.

# SAFFRON MEADOWS PHASE 2

WITHIN THE TOWN OF PELHAM

TOWN FILE NOS:  
ZONING BY-LAW AMENDMENT AM-13-18

Craig Rohe, MCIP, RPP



**UPPER CANADA  
CONSULTANTS**  
ENGINEERS / PLANNERS

VACANT LAND/FUTURE RESIDENTIAL

SWAN AVENUE

LYMBURNER STREET

(PHASE 1)  
(PHASE 2)

LYMBURNER STREET

STREET 'A'

RICE ROAD



LEGEND



PART 1 - FROM R2-266(H)  
TO RM1-269(H)



PART 2 - FROM RM1-269(H)  
TO R2-266(H)

PART 1  
(PART OF  
BLOCK 38)

BLOCK 38

PART 2  
(LOT 14)



# AFTER REDLINE

|    |  |            |     |
|----|--|------------|-----|
| 14 | REVISED LOT LAYOUT                       | 2018-12-19 | MW  |
| 13 | ADDED BICYCLE LANE                       | 2018-12-17 | MW  |
| 12 | REVISED PH2 HYDRO LOCATIONS              | 2018-11-05 | MW  |
| 11 | REVISED SANITARY CONNECTION TO EXISTING  | 2018-07-27 | AK  |
| 10 | REGIONAL MANHOLE-ADDED INTERNAL DROP PP1 | 2018-07-23 | AK  |
| 9  | REGIONAL MANHOLE-ADDED INTERNAL DROP PPS |            |     |
| #  | REVISION                                 | DATE       | INT |

## NOTES:

1. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND DATA LOCATED IN THE FIELD TO VERIFY THE ACCURACY OF THESE PROPERTY LINES. A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING  
MW  
DESIGN  
AK  
CHECKED BY  
MH  
APPROVED BY



# Notice of Public Meeting-Proposed Street Name Change

Posted on Thursday January 03, 2019



## Notice of Public Meeting Regarding a Proposed Street Name Change:Lymburner Street to Acacia Road

A public meeting will be held at Town of Pelham Council Chambers on January 14, 2019 at 6:30 pm regarding a proposed street name change from Lymburner Street to Acacia Road. Members of the public are invited to provide comments at the meeting or in advance to Shannon Larocque, Senior Planner at 905-892-2607 x319 or [slarocque@pelham.ca](mailto:slarocque@pelham.ca).



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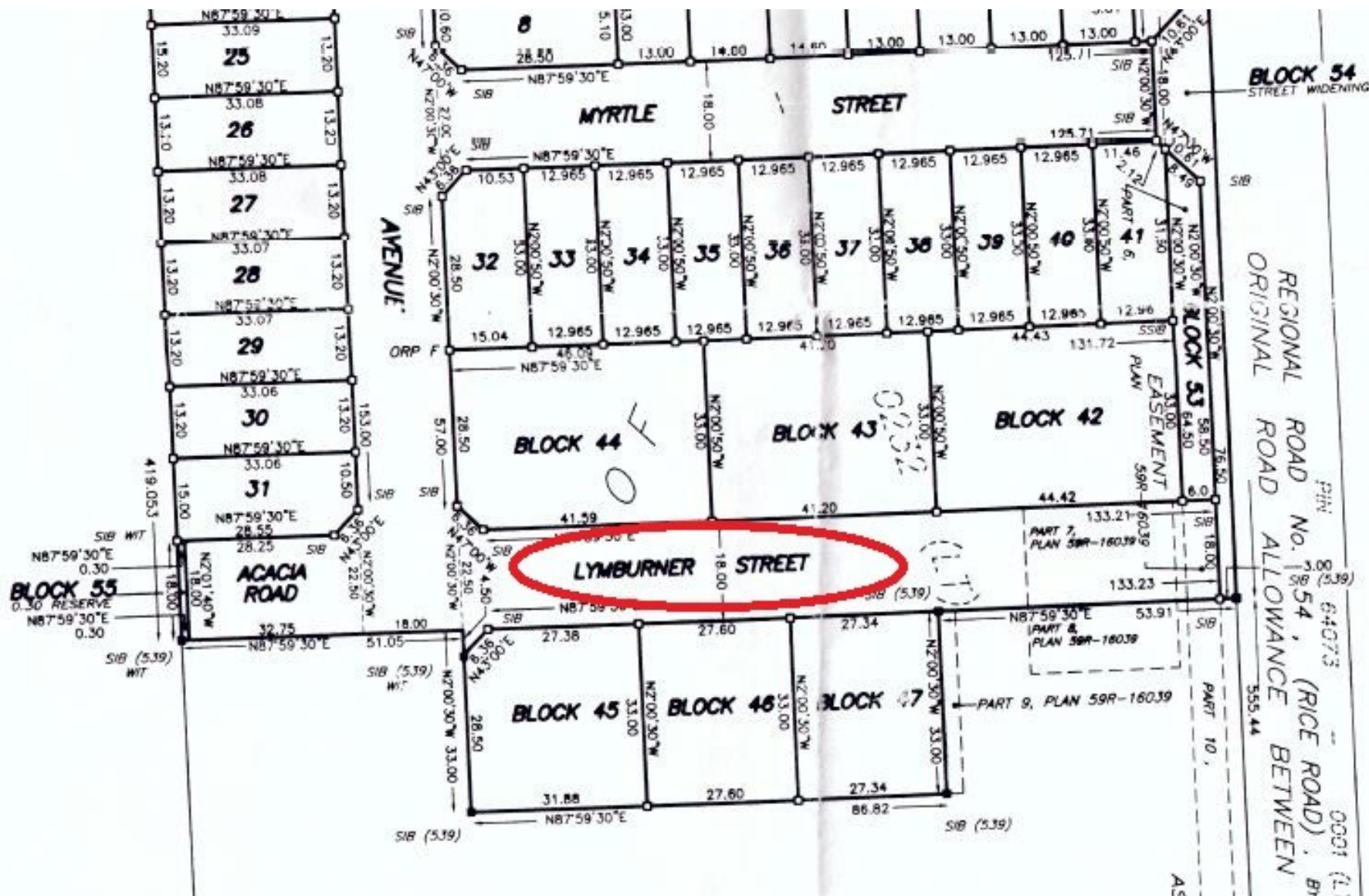
# Public Meeting for a Proposed Street Name Change: Lymburner Street to Acacia Road

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](http://pelham.ca)  
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# 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](mailto:slarocque@pelham.ca)**



## Information Report for a Proposed Street Name Change: Lymburner Street to Acacia Road

Monday, January 14, 2019

### Information Report for a Proposed Street Name Change: Lymburner Street to Acacia Road

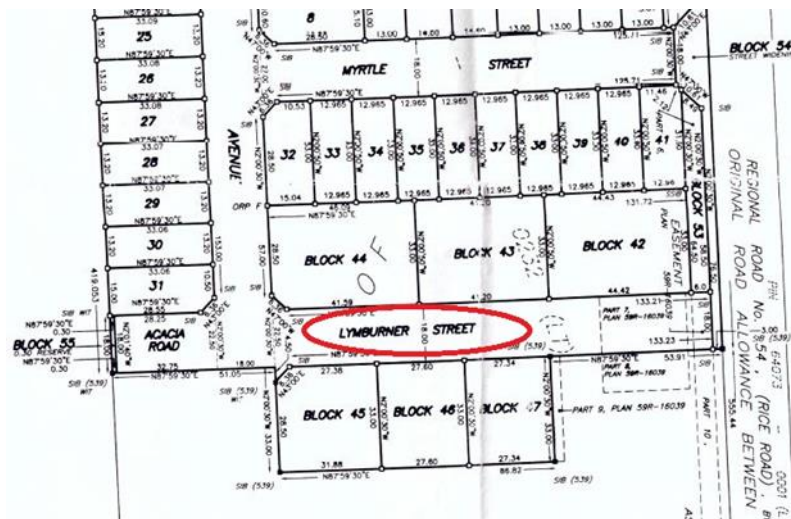
#### Executive Summary:

The purpose of this report is provide Council and the public with background information relating to the proposal to change the street name from Lymburner Street to Acacia Road. The name change is required as a result of an administrative error that occurred when the final subdivision plan was registered.

#### Location:

The street in question is located within Phase 1 of Saffron Meadows Subdivision, generally located south of Port Robinson Road and west of Rice Road. Figure 1 depicts the location of the proposed street name change.

Figure 1 – Location of Proposed Street Name Change



#### Purpose:

The name change is required as a result of an administrative error that occurred when the final subdivision plan for Saffron Meadows Phase 1 was registered. The proposed street name change will correct the error.

#### Public Comments:

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Information Report for a Proposed Street Name Change: Lymburner Street to Acacia Road  
Monday, January 14, 2019

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In accordance with Council's Policy 201-14, staff have scheduled the required public meeting in order to consider the name change as well as posted a notice of the public meeting a minimum of 10 days prior on the website (January 3, 2019).

No public comments have been received as of the date of writing of this report.

**Staff Comments:**

Planning staff further advise that there will be a Lymburner Street located directly south of this street in the Phase 2 Saffron Meadows Subdivision.

Planning staff recommend that the street name change be approved and that a by-law be considered by Council as part of the January 21, 2019 meeting agenda.

Prepared by: Shannon Larocque, MCIP, RPP, Senior Planner

Reviewed by: Barbara Wiens, MCIP, RPP, Director of Community Planning and Development

**Alternatives:**

Council could choose not to consider the by-law and the street name would remain unchanged.

**Recommendation:**

**BE IT RESOLVED THAT** Council receive this Department of Community Planning and Development Report for information as it pertains to the proposed street name change from Lymburner Street to Acacia Road;

**AND THAT** Council consider the by-law to approve the street name change at the January 21, 2019 Council meeting.