

Information Report – Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Application (26T19-02-18; OP-AM-03-18; & AM-04-18)

May 13, 2019

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Executive Summary:

The purpose of this report is to provide Committee and the public with information regarding an application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision under Sections 22, 34 and 51 (respectively), of the Planning Act for 162 Port Robinson Road.

The proposal is for subdivision development of vacant land, consisting of:

- 135 single detached dwellings
- 110 street townhouses
- 126 block townhouse dwellings (condominium)
- 1.5 hectares of parkland
- Open Space & Environmental Protection Lands

Location:



Figure 1: Subject Lands

The subject land is flanked by Port Robinson Road to the north and Merritt Road to the south, lying west of Rice Road (Figure 1). Municipally known as 162 Port Robinson Road, in Fonthill.

The surrounding land uses include:

- North – Residential / Vacant Land
- East – Low & medium density residential
- South – Significant Woodlands / Provincially Significant Wetlands
- West - Agricultural / Vacant land

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Project Description and Purpose:

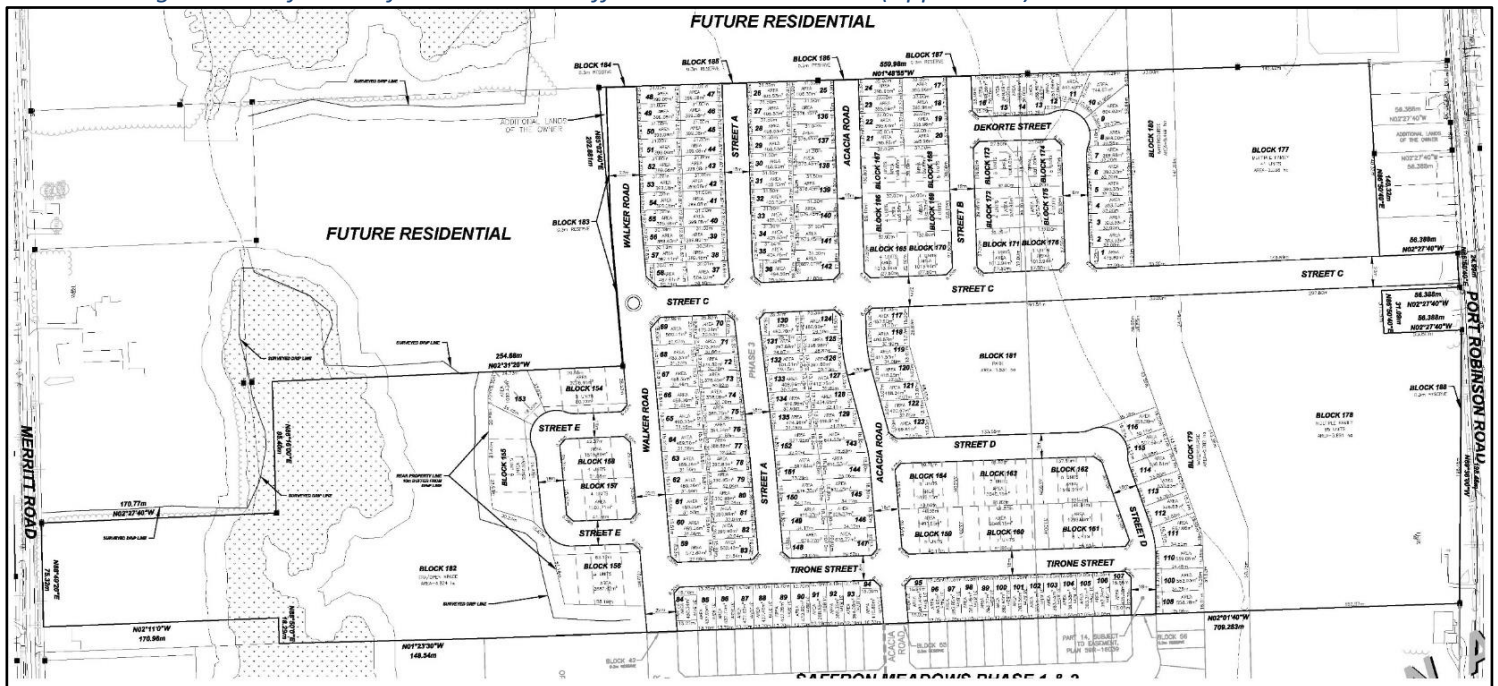
The property is 29.3 hectares (72 acres) in size and consists of two vacant parcels that are owned by Hert Inc. The land owner has applied for approval of a subdivision consisting of:

- 135 single detached dwellings
- 110 street townhouse dwellings
- 126 block townhouse dwellings (condominium)
- 1 (1.5 hectares) park
- Open Space / Environmental Protection lands (6.1 hectares)
- 5.5 hectares of public roadway

The proposal seeks to amend the Pelham Official Plan by modifying Policy B1.7.7.4.1 (b) to increase the number of single & semi-detached dwellings permitted in the EF-Medium Density Residential designation from 15% to 30% in a plan of subdivision.

The proposed Zoning By-law amendment will rezone the lands from *Agricultural (A)* to various site-specific zones that would accommodate the uses described above, for subdivision development. (Figure 2)

Figure 2: Draft Plan of Subdivision – Saffron Meadows Phase 3 (Appendix A)



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Policy Review:

Planning Act

Section 2 of the Act addresses matters of Provincial interest and requires municipal Councils to have regard to, among other matters:

- a) The protection of ecological systems, including natural areas, features and functions;
- e) The efficient use and conservation of energy and water;
- f) The adequate provision and efficient use of transportation, sewage & water services and waste management systems;
- g) The minimization of waste;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- l) The protection of the financial and economic well-being of the Province and its municipalities;
- o) The protection of public health and safety;
- p) The appropriate location of growth and development;
- q) The promotion of development that is designed to be sustainable, support public transit and to be oriented to pedestrians;
- r) The promotion of built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) The mitigation of greenhouse gas emissions and adaption to a changing climate.

Section 3 of the Act requires that, in exercising any authority that affects a planning matter, municipalities “shall be consistent with the policy statements” and “shall conform to the Provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”

Section 22 of the Act allows for consideration of amendments to the Official Plan.

Section 34 of the Act allows for consideration of amendments to the zoning by-law.

Section 51 of the Act allows for consideration of a plan of subdivision.

Section 51 (24) of the Act states that in considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:

- a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- b) Whether the proposed subdivision is premature or in the public interest;
- c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- d) The suitability of the land for the purposes for which it is to be subdivided;

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- e) The number, width, location and proposed grades and elevations of streets, and the adequacy of them, and the streets linking the streets in the proposed subdivision with the established road system in the vicinity and the adequacy of them;
- f) The dimensions and shapes of the proposed lots;
- g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- h) Conservation of natural resources and flood control;
- i) The adequacy of utilities and municipal services;
- j) The adequacy of school sites;
- k) The area of land, if any, within the proposed subdivision that, exclusive of streets, is to be conveyed or dedicated for public purposes;
- l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and,
- m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.

Provincial Policy Statement (2014)

The subject lands are located in a 'Settlement Area' according to the Provincial Policy Statement (PPS). The PPS provides policy direction on matters of provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

Policy 1.1.1 states healthy, liveable and safe communities are sustained by:

- a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and Town over the long term;
- b) Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), and other uses to meet long-term needs;
- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) Avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas*;
- e) Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) Improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- g) Ensuring that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs; and

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- h) Promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

Policy 1.1.3.1 states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

Policy 1.1.3.2 Land use patterns within *settlement areas* shall be based on (among others):

- a) Densities and a mix of land uses which:
1. Efficiently use land and resources;
 2. Are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

Policy 1.1.3.4 states appropriate development standards should be promoted which facilitate compact form, while avoiding or mitigating risks to public health and safety.

Development should provide for an appropriate range and mix of housing types and densities to minimize the cost of housing, and facilitate compact form, while maintaining appropriate levels of public health and safety (Policy 1.4.3). Healthy, active communities meet the needs of pedestrians by fostering and facilitating active transportation and ensuring community connectivity (Policy 1.5.1). In addition, development shall efficiently use and optimize existing municipal sewage and water services; and, stormwater management shall promote best practices and low impact development (Policies 1.6.6.1 and 1.6.6.7).

Greenbelt Plan (2017)

The subject land is located outside of the Greenbelt Plan Area; and therefore, is not bound by the policies of this Plan.

Growth Plan for the Greater Golden Horseshoe (2019)

The updated Growth Plan takes effect on May 16th 2019 and requires that all planning decisions made on or after May 16th 2019 shall conform to policies of this plan. The document informs decision-making regarding growth management and environmental protection in the GGH. The subject parcel is located within a 'Settlement Area' according to the Growth Plan. Guiding principles regarding how land is developed:

- Support the achievement of *complete communities* to meet people's needs through an entire lifetime.
- Prioritize *intensification* and higher densities to make efficient use of land and *infrastructure*.
- Support a range and mix of housing options, including second units and *affordable* housing, to serve all sizes, incomes, and ages of households.
- Provide for different approaches to manage growth that recognize the diversity of communities

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in the GGH.

- Integrate climate change considerations into planning and managing growth.

Policy 2.2.1 Managing Growth – 2. Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) the vast majority of growth will be directed to *settlement areas* that:
 - i. have a *delineated built boundary*;
 - ii. have existing municipal water / wastewater systems; and
 - iii. can support the achievement of complete communities.

Policy 2.2.1.4 supports the achievement of complete communities that feature a diverse mix of land uses, including residential and employment uses and convenient access to local stores, services and public service facilities; improve social equity and overall quality of life for people of all ages, abilities and incomes; provide a diverse range and mix of housing options, including second units and affordable housing; expand convenient access to a range of transportation options including active transportation, public service facilities, co-located and integrated in community hubs, an appropriate supply of safe, publicly accessible open spaces, parks, trails and other recreational facilities and healthy, local and affordable food options including urban agriculture; ensure the development of high quality compact built form, an attractive and vibrant public realm through site design and urban design standards; mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions and contribute toward the achievement of low carbon communities and integrate green infrastructure and low impact development.

Niagara Region Official Plan (Consolidated, August 2014)

The Regional Official Plan designates the subject land as a ‘Designated Greenfield Area’ within the Urban Area Boundary.

Policy 4.C.6.1 states the Region will require a minimum combined gross density target of 50 people and jobs per hectare across all *Designated Greenfield Areas*, excluding Environmental Protection and Conservation Areas.

Policy 4.G Urban Growth – states Niagara will build more sustainable, complete communities by:

- Encouraging mixed and integrated land uses;
- Making efficient use of land, resources and infrastructure;
- Promoting compact, transit support development friendly to active transportation;
- Building better *Greenfield* neighbourhoods;
- Fostering *development* that conserves natural resources and maintains or enhances natural systems.

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Policy 4.J.4 states the Region encourages private realm site design that addresses public safety, active transportation, landscaping, and human scale in buildings facing public space.

Policy 11.A.1 states the Region 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 construction that:

- a) Provides for *active transportation* within neighbourhoods with connections to adjacent residential and commercial areas, parks and schools.
- b) De-emphasizes garages, especially in the front yard.
- c) Emphasizes the entrance and points of access to neighbourhoods.
- d) Is accessible to all persons.
- g) Provides an attractive, interconnected and *active transportation* friendly streetscape.
- h) Contributes to a sense of safety within the public realm.
- i) Balances the needs for private and public space.
- j) Creates or enhances an aesthetically pleasing and functional neighbourhood.
- k) Encourages a variety of connections based on transportation mode between land uses based on diverse transportation modes, allowing people to move freely between the places where they live, work and play.

Policy 11.A.3 states the Region will encourage the local municipalities to adopt policies and zoning by-laws facilitating the creation of secondary suites throughout the urban area.

Pelham Official Plan (2014)

The local Official Plan designates the subject land as ‘Secondary Plan Area’ within the Fonthill Settlement Area. More specifically, the East Fonthill Secondary Plan designations, (and some of their permitted uses) include:

- EF – Low Density Residential
 - (Single Detached / Semi-Detached / Second Dwelling Units etc.);
- EF – Medium Density Residential
 - (Townhouse / Second Dwelling Units / Small apartments etc.);
- Public Parkland
- Environmental Protection One
 - (Forest, fish & wildlife management / Conservation / Flood control projects / Small-scale passive recreational uses etc.);
- Environmental Protection Two
 - (Forest, fish & wildlife management / Conservation / Flood control projects / Small-scale passive recreational uses etc.)

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Figure 3: Schedule A5 – Land Use Plan (Saffron Meadows Phase 3 Overlay)



In accordance with the Official Plan policies, the implementing Zoning By-law may further refine the list of permitted and / or prohibited land uses.

Policy A2 outlines the goals and objectives of the Pelham Official Plan. Summarized as follows:

- Natural Environment – Maintaining and enhancing the natural environment and ecosystems necessary to support life by making planning decisions that are cognizant of environmental impacts (A2.1.2);
- Growth & Settlement – Directing the majority of new development to the Urban Areas where full sewer and water services are available. Provide for diversity in housing types to accommodate a broad range of income levels, including affordable housing. (A2.2.2);
- Urban Character – Protecting and enhancing the character of the existing Urban Areas as diverse, liveable, safe and accessible communities. Ensuring that new development is integrated into the fabric of existing neighbourhoods in conformity with approved Secondary Plans. Development should be compact, pedestrian-friendly and provide a mix of housing types. (A2.3.2); and
- Infrastructure – Ensure infrastructure is developed sustainably and is cost effective. Establish an

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integrated transportation system that safely accommodates the broadest number of transportation modes, utilizing a street pattern that connects well with existing public roads. (A2.5.2)

The subject lands constitute part of the designated *Greenfield* land inventory and are therefore subject to the Provincial minimum gross density requirement of 50 people & jobs per hectare (PJ/H). Town staff have calculated an overall neighbourhood density of 52 PJ/H.

Policy B1.7.3.1 General Development Objectives of East Fonthill are,

- a) Ensure the community is developed with a compact urban form and at an appropriate pedestrian-oriented scale;
- b) Ensure a well-designed, attractive, pedestrian / bicycle friendly community that includes an appropriate mixture of housing types, as well as locally focused retail / commercial uses;
- c) Create a sense of identity that is character for the East Fonthill Secondary Plan Area;
- h) Provide a connected Greenlands System that comprises natural heritage features, stormwater management facilities, streets and parks;
- j) Design roads at a pedestrian scale that are also bicycle-friendly, with attractive public spaces;
- k) Develop a land use pattern and transportation system that supports motor vehicles, transit, cyclists and pedestrians equitably;
- p) Ensure that benefitting development interests are bound financially through appropriate mechanisms.

Policy B1.7.3.2 Affordable Housing

- a) It is the objective of this Plan that a minimum of 25% of all new residential development within the East Fonthill Secondary Plan Area meet the Provincial definition of *affordable housing*. Affordable housing may be achieved by:
 - i. Promoting higher density housing forms, where housing is more affordable due to the reduced per unit land costs;
 - ii. Building smaller units;
 - iii. Applying government grants and / or subsidies;
 - iv. Waiving or reducing municipal permit fees, taxes and / or development fees.
 - v. Encouraging the development of accessory apartments.
- b) The Town will work with the private sector to promote innovative housing forms, development techniques and incentives that will facilitate the provision of affordable housing; and
- c) Affordable housing will be encouraged to locate in proximity to local community facilities, active transportation routes and existing / potential public transit routes.

Policy B1.7.4 – Design Policies states the Demonstration Plans (*Appendix A*) have been prepared to articulate a response to policies of this Secondary Plan and the associated Urban Design Guidelines. The

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Demonstration Plans act as a guideline for development and approval processes that are required to implement this Plan, particularly zoning and draft plans of subdivisions / condominiums. All development shall be generally consistent with *Appendix A*. Adjustments and refinements are anticipated and do not require an Official Plan Amendment, provided that the intent and general design approach inherent to the Demonstration Plans are achieved to the Town's satisfaction.

Policy B1.7.7.2 – The residential lands of the East Fonthill Secondary Plan are divided into four (4) neighbourhoods, each with a unique set of density targets. Saffron Meadows Phase 3 is split between Neighbourhood 2 (western ½) and Neighbourhood 3 (eastern ½). Each neighbourhood shall achieve the following minimum overall density levels:

- Neighbourhood 2 → Required = 53 PJ/H Proposed = 58 PJ/H
- Neighbourhood 3 → Required = 43 PJ/H Proposed = 45 PJ/H

A Neighbourhood Master Plan will be prepared for each of the residential neighbourhoods which includes the conceptual layout of roads, blocks, land uses, streetscapes, open space and servicing plans. The Demonstration Plan (Appendix A) prepared by the Town may constitute the Neighbourhood Master Plan provided the proposed development is generally consistent with Appendix A & B, to the Town's satisfaction.

The proposed draft plan was not generally consistent with Appendix A, and as a result, the applicant prepared an Overall Neighbourhood Master Plan to satisfy the Town's policy (see Appendix B). The Neighbourhood Master Plan shall form the basis of a draft plan of subdivision, implementing zoning by-law and / or site plan approval. Prior to development, the Town shall be satisfied that the Neighbourhood Master Plan has been completed and all policies of the Plan, fulfilled.

Policy B1.7.11.5 c) urges benefitting land owners in East Fonthill to work together, and to enter into Developer's Group Agreements based on the Plan's requirements. The intention is for there to be at least one Developer's Group Agreement for each Residential Neighbourhood. The Town may consider combining two or more of the Residential Neighbourhoods, provided the applicable Official Plan policies are achieved.

Approximately 13 hectares of Saffron Meadows Phase 3 is located within Residential Neighbourhood 3, and approximately 10 hectares is located in Residential Neighbourhood 2, respectively, (excluding *Environmental Protection Areas*).

In situations where a singular Developer's Group Agreement is not possible due to the volume of land owners, an Agreement must include a landowner(s) that represent at least 50% of the landholdings within the subject Neighbourhood. If one landowner represents at least 50% of the landholdings, a Development Agreement is possible with the Town.

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In situations where cooperation amongst benefitting land owners is not possible, and the applicant has been unsuccessful in garnering participation of other benefitting landowners via Developer's Group Agreement, they shall notify the Town and demonstrate that the proposal can accommodate appropriate urban development without the participation of other landowners, and elect either to enter into a Development Agreement with the Town or a Front-Ending Agreement. Neither of which in this policy, compels the Town to enter into any such agreement(s) with any applicant landowner.

Schedule B1 identifies a *Highly Vulnerable Aquifer* affecting the subject lands. As a result, a variety of uses are prohibited from these lands, none of which are proposed by the applicant.

Appendix B – East Fonthill Secondary Plan – Urban Design Guidelines

The proposed Walker Road and Street 'C' are both identified as *Collectors* on Schedule A6. The Urban Design Guidelines require that all *collector* roads contain on-street bicycle facilities, on-street parking on one or both sides, street trees, sidewalks on both sides and maximum traffic lane widths of 3.4 metres and parking lane width of 2.2 metres.

One traffic circle is required at the intersection of Walker Road and Street 'C' (Schedule A6). Traffic circles should be significantly landscaped and safely accommodate pedestrians and cyclists.

Section 2.6.2 Neighbourhood Parks – states parks shall have significant road frontage and rear lotting of adjacent residential dwellings is discouraged when flanking a park.

Section 3.1.1 Blocks and Lots – states developable lands shall be subdivided into a series of highly interconnected street grids of public roads and lanes which promote pedestrian and bicycle use.

Section 3.1.4 Building Relationship to Roads & Open Space – states buildings shall be street-front oriented, aligned parallel to a public road and located in proximity to the front lot line. Buildings located adjacent to parks and open spaces will provide opportunities for overlook into the public space.

Section 3.2.1 Single & Semi-Detached Houses – states where garages are provided in the front yard they shall be set behind or flush with the main building face. Double car garages / double-wide driveways shall employ a minimum 7.5 m setback from the front lot line, (does not apply to laneways).

Section 3.2.2 Townhouses – states townhouses shall be oriented toward the street with front doors and windows visible. Front-loaded garages should be paired to allow for more substantial landscaping. Rear-lane garages shall be used whenever possible to reduce the visual impact on the street.

Section 3.2.5 Priority Residential Lots – states a Priority Lot Map identifying priority lot treatments shall be provided to the Town. Priority lots are typically Gateway and corner lots and they should receive enhanced architectural treatments given their prominence.

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Town of Pelham Zoning By-law Number 1136 (1987)

The subject land is zoned ‘Agricultural’ (A) in accordance with Pelham Zoning By-law 1136 (1987), as amended. The existing zoning predates the current (2014) Official Plan in effect, and does not conform with local or Regional policies.

The zoning by-law amendment seeks approval to allow various site specific residential zones, together with zones for parkland, open space and environmental protection.

	Current R2 Zone	Proposed R2 Zone
14.2 Zone Requirements for Single Detached Dwellings		
(d) Minimum Front Yard	6.5 m (21.33 ft)	4.5 m (14.76 ft) 6.0 m for garages (19.69 ft)
(e) Minimum Interior Side Yard	1.5 m (4.92 ft) on one side and 3 m on the other side where there is no carport or garage attached, or 1.5 m (4.92 ft) on both sides where a carport or garage is attached.	1.2 m (3.94 ft) on one side and 3 m on the other side where there is no carport or garage attached, or 1.2 m (3.94 ft) on both sides where a carport or garage is attached.
(f) Minimum Exterior Side Yard	5 m (16.4 ft) from the side lot line or 15 m (49.21 ft) from the centre line of the road whichever is greater.	3.0 m (9.84 ft)
Section 6.35 (c) Permitted Encroachments	Notwithstanding the yard provisions of this By-law to the contrary, unenclosed porches, balconies, steps and patios, covered or uncovered may project into any required yard a maximum distance of 1.5 m (4.92 ft) provided that, in the case of porches, steps or patios, such uses are not more than 1.3 m (4.27 ft) above ground. Patios may project into any required rear yard provided they are not more than 0.6 m (1.97 ft) above grade.	Add that covered porches may project into a required rear yard 3m (9.84 ft).

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	Current RM1 Zone	Proposed RM1 Zone
16.3 Zone Requirements for Street Townhouse Dwellings		
(b) Minimum Corner Lot Frontage	14.0 m (45.93 ft)	8 m (26.25 ft)
(c) Minimum Lot Area	230 m ² per dwelling unit	180 m ² per dwelling unit
(d) Minimum Front Yard	7.5 m (24.61 ft)	4.5 m (14.76 ft) 6 m (19.69 ft) for garages
(e) Minimum Exterior Side Yard	7.5 m (24.61 ft)	3.0 m (9.84 ft)
(f) Minimum Interior Side Yard	3.0 m (9.84 ft)	1.5 m or 0 m for a common wall
Section 6.35 (c) Permitted Encroachments	Notwithstanding the yard provisions of this By-law to the contrary, unenclosed porches, balconies, steps and patios, covered or uncovered may project into any required yard a maximum distance of 1.5 m (4.92 ft) provided that, in the case of porches, steps or patios, such uses are not more than 1.3 m (4.27 ft) above ground. Patios may project into any required rear yard provided they are not more than 0.6 m (1.97 ft) above grade.	Add that covered porches may project into a required rear yard 3m (9.84 ft).

	Current RM1 Zone	Proposed RM1 Zone
16.2 Zone Requirements for Semi-Detached Dwellings		
(a) Minimum Lot Frontage	19 m (62.34 ft)	18 m (59.06 ft)
(d) Minimum Front Yard	7.7 m (24.61 ft)	4.5 m (14.76 ft) 6 m (19.69 ft) for garages
(e) Minimum Interior Side Yard	½ of the building height or 3 m, whichever is greater	1.2 m or 0 m for a common wall
(f) Minimum Exterior Side Yard	½ of the building height or 5.5 m, whichever is greater	3 m
(g) Minimum Rear Yard	7.7 m (25.26 ft)	7.5 m (24.61 ft)
Section 6.35 (c) Permitted Encroachments	Notwithstanding the yard provisions of this By-law to the contrary, unenclosed porches, balconies, steps and patios, covered or uncovered may project into any required yard a maximum distance of 1.5 m (4.92 ft) provided	Add that covered porches may project into a required rear yard 3m (9.84 ft).

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	Current RM1 Zone	Proposed RM1 Zone
	that, in the case of porches, steps or patios, such uses are not more than 1.3 m (4.27 ft) above ground. Patios may project into any required rear yard provided they are not more than 0.6 m (1.97 ft) above grade.	
	Current RM1 Zone	Proposed RM1 Zone
16.4 Zone Requirements for Block Townhouse Dwellings		
(c) Maximum Density	35 dwelling units per hectare	Minimum 20 units her hectare
(d) Minimum Front Yard	7.5 m on either a street or internal roadway	3 m from a public street
(e) Minimum Interior Side Yard	4.5 m (14.76 ft) or 7.5 m (24.61 ft) where the rear of building faces the side yard	1.5 m (4.9 ft) or 6.0 m (19.66 ft) where the rear of building faces the side yard
(f) Minimum Rear Yard	7.5 m (24.61 ft)	6.0 m (19.69 ft)
(i) Distance between buildings on the same lot	9 m (29.53 ft) to any side of another townhouse	3.0 m (9.84 ft)

Submitted Reports:

In support of the development proposal, the applicant has prepared and supplied the following documents for staff, agency and Council's consideration:

- Draft Plan of Subdivision
- Water Distribution Plan
- Sanitary Drainage Area Plan
- Storm Drainage Area Plan
- Neighbourhood Master Plan
- Active Transportation Plan
- Conceptual Site Plan for Blocks 177 & 178
- Archaeological Assessment
- Environmental Impact Statement (EIS)
- Functional Servicing Report (FSR)
- Planning Justification Report (PJR)

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Agency Comments:

On May 16th 2018 and March 8th 2019, a 'Request for Comments' was circulated to agencies directly affected by the proposed application including internal Town departments (i.e. Public Works, Fire, etc.). Revisions were made to the plans and reports to address both Town and agency comments.

See appendices for agency / staff comments. The most recent comments to date have been summarized below:

- Public Works Department (April 1, 2019; August 7, 2018)
 - Technical revisions on the Functional Servicing Report and Functional Servicing Drawing set.
- Fire Department (June 1, 2018)
 - No comments.
- Building Department (May 31, 2018)
 - No comments.
- Niagara Region Planning & Development Services (April 1, 2019; August 8, 2018)
 - No objection, subject to Regional conditions of Draft Plan Approval and the satisfaction of any local requirements.
- Niagara Peninsula Conservation Authority (April 16, 2019; July 3, 2018)
 - No objection, subject to NPCA conditions of Draft Plan Approval.
 - NPCA Work Permit required for watercourse realignment + detailed Landscape Plan
 - The PSW (Provincially Significant Wetland) and its associated 30m buffer be rezoned for Environmental Protection.
 - Other conditions etc.
- Bell Canada (June 1, 2018)
 - No objection, subject to standard Subdivision Agreement clauses.
- Canada Post (May 22, 2018)
 - No objection, subject to standard Subdivision Agreement clauses.
- Enbridge Gas (May 28, 2018)
 - No objection, subject to standard Subdivision Agreement clauses.
- Hydro One (May 22, 2018)
 - No comments.

Public Comments:

On Monday, the 13th of May, 2019, a Public Meeting Notice was circulated to all property owners within 120 metres of the subject land's boundaries. In addition, a Public Notice signs was posted at each of the

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five (5) public street frontages. The following comments (Appendix D) have been received at the time of writing of this report:

Hummell Properties Inc.

- Supports the development applications.

C. Edwards

- Concern regarding future possible speeding concerns of Street 'C', and aggravated speeding / noise issues along Port Robinson Road after development.
- Suggest intersection enhancements for proposed Street 'C' & Port Robinson Rd junction. (i.e. curb extensions, narrower pavement and cross walks)

C. & K. Larmour

- Questions whether the proposed draft plan meets the general intent and design of the Demonstration Plan (Appendix A).
- Issue with lack of consideration for neighbouring lands to the north as they relate to the requirement for a Neighbourhood Master Plan (Policies B1.7.7.2 d)-f)) and the lack of commentary / detail provided by the Planning Impact Analysis.
- Issue with Official Plan (Policy B1.7.11.5 c)) and how it relates to cooperation amongst benefitting land owners within Residential Neighbourhood 2.

Staff Comments:

The purpose of this report is to provide Committee of the Whole and the public with information regarding the proposed development applications (Saffron Meadows Phase 3), applicable policies and comments received thus far. Committee may also provide recommendations to the applicant for proposed changes to the draft plan of subdivision, official plan amendment or zoning by-law amendment request based on the public, agency or staff input and consistency with approved plans.

A pre-consultation meeting was held with the applicant on Thursday, November 2nd 2017 to identify preliminary planning issues associated with the proposal and to discuss submission requirements. Topics included; density, Official Plan Amendment, land use distribution, street network / potential future speeding concerns, storm water, waste collection and required studies among other things.

The next steps are for the applicant to finalize their submissions in response to the comments received and then for staff to prepare a Recommendation Report for Council's consideration.

Information Report – Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment Application (26T19-02-18; OP-AM-03-18; & AM-04-18)

May 13, 2019

Attachments:

- Appendix A – Draft Plan of Subdivision
- Appendix B – Neighbourhood Master Plan
- Appendix C – Agency Comments
- Appendix D – Public Comments

Prepared by: Curtis Thompson, B.URPI, Planner

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

Alternatives:

There are no alternatives as Council is statutorily obligated to make a decision on these *Planning Act* applications.

Recommendation:

THAT Committee receives this Department of Community Planning & Development Report for information as it pertains to file numbers 26T19-02-18, OP-AM-03-18 & AM-04-18;

AND THAT, Committee directs Planning staff to prepare the *Recommendation Report* on this topic for Council's consideration based on the applicant's final submission.