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## **PUBLIC MEETING** FOR **SAFFRON MEADOWS PHASE 3** (162 PORT ROBINSON ROAD)

Official Plan Amendment	OP-AM-03-18
Zoning By-law Amendment	AM-04-18
Draft Plan of Subdivision	26T19-02-18

Monday, May 13<sup>th</sup> 2019



# Purpose & Location

## Purpose:

Applications received for:

- Official Plan Amendment
  - Modify Policy B1.7.7.4.1(b) to increase the number of low density dwellings in the medium density residential designation
- Zoning By-law Amendment
  - Rezone lands from *Agricultural* (A) to various site-specific zones
- Draft Plan of Subdivision
  - 135 single detached dwellings
  - 36 semi-detached dwellings
  - 110 street townhouse dwellings
  - 126 block townhouse dwellings (condominium)
  - 1 1.5 hectare park
  - 6.1 Hectares of Open Space / Environmental Protection lands

## Location:

162 Port Robinson Road

Southwest corner of Port Robinson Road & Lametti Drive

## Legal Description:

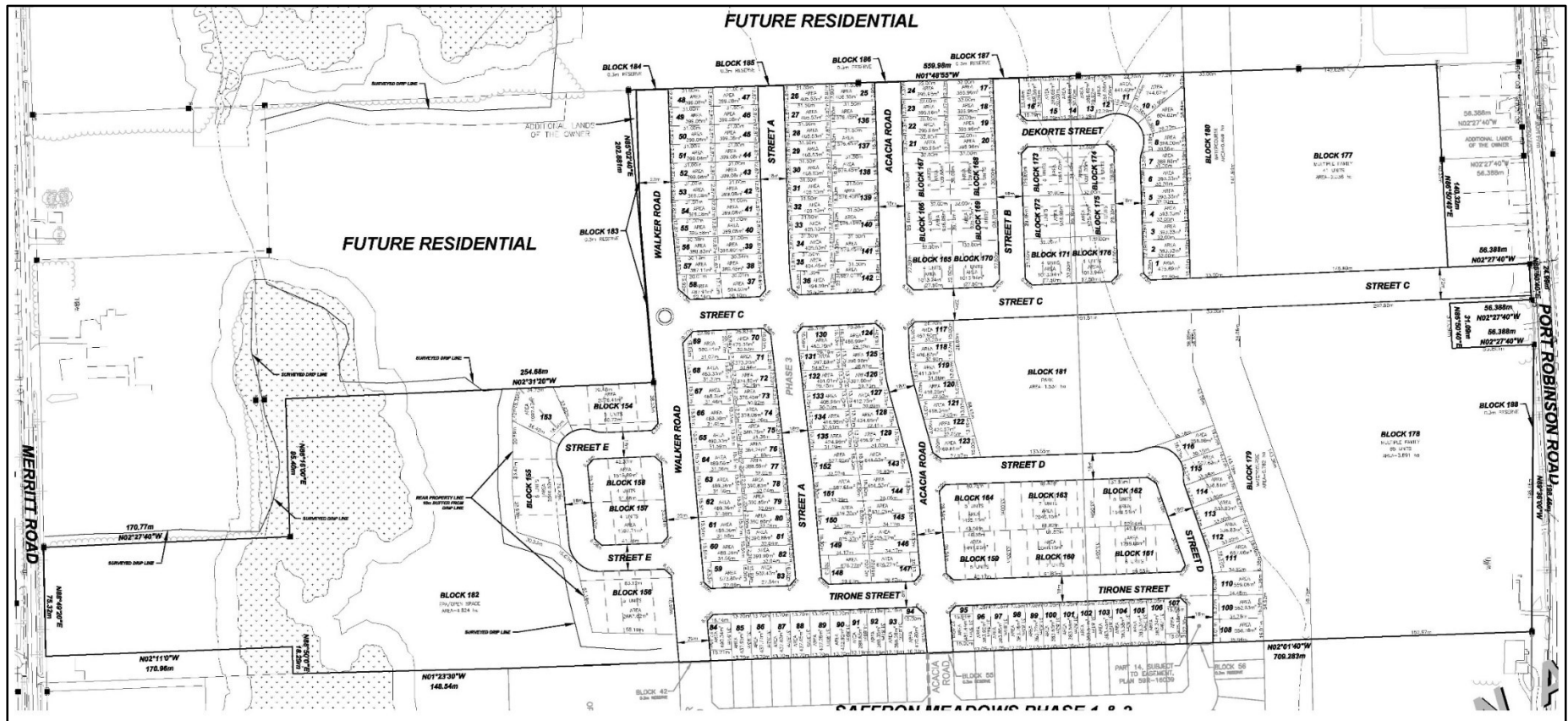
Part of Thorold Township Lots 171-172 and RP 59R-3218, Part 1



# Community Planning & Development

# Proposed Development

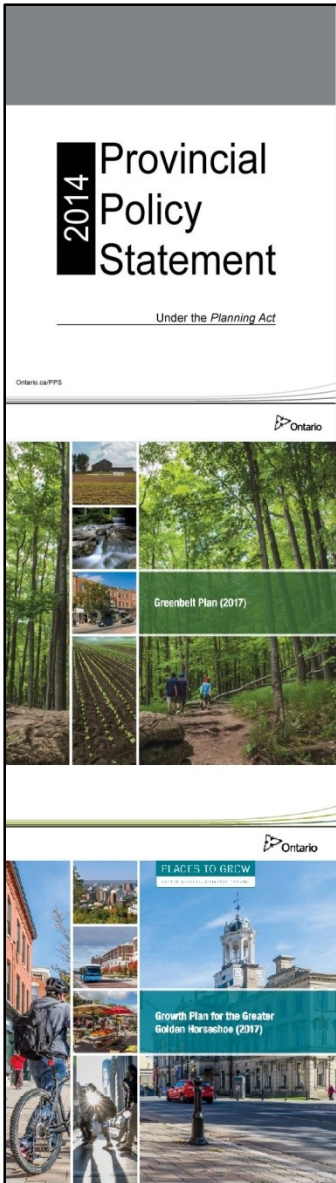
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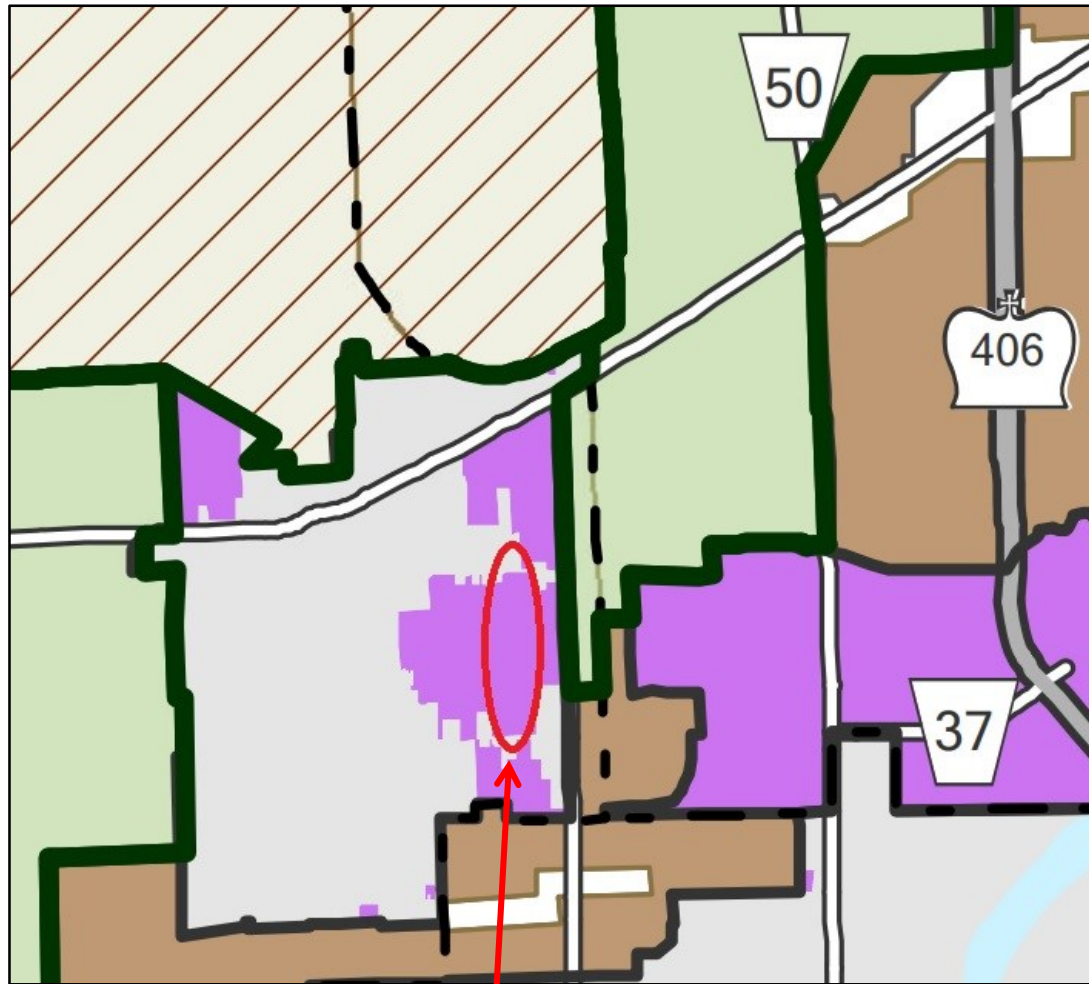


# Provincial Policies

- Provincial Policy Statement (2014)
  - Within a *Settlement Area*
- Greenbelt Plan (2017)
  - Within a *Settlement Area*
    - Not applicable
- Growth Plan for the Greater Golden Horseshoe (2019)
  - Within a *Designated Greenfield Area* in a *Settlement Area*



# Niagara Region Official Plan (2014)



Approximate Location of Subject Land

Designated :

- Designated Greenfield Area within the Urban Area Boundary



## Community Planning & Development

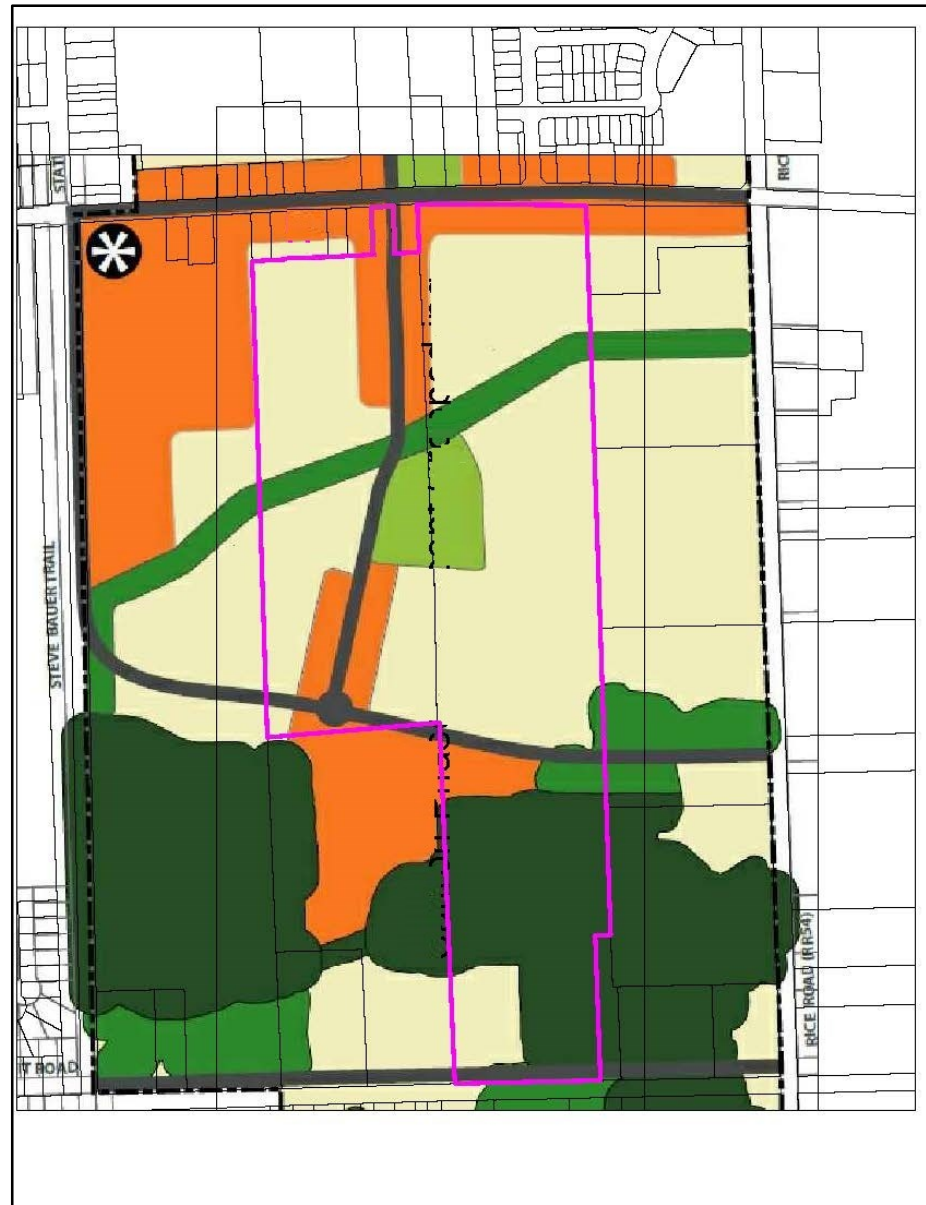
# Pelham Official Plan (2014)

- Designated:

- Secondary Plan Area
- Greenfield Overlay

More specifically, Schedule A5 designated the subject land as follows (some permitted uses include):

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



## LEGEND

### RESIDENTIAL NEIGHBOURHOODS

- EF - LOW DENSITY RESIDENTIAL
- EF - MEDIUM DENSITY RESIDENTIAL
- EF - MEDIUM / HIGH DENSITY RESIDENTIAL
- LANDS SUBJECT TO POLICY B1.7.4 I

### THE COMMERCIAL / EMPLOYMENT CENTRE

- EF - MIXED USE
- EF - URBAN HIGHWAY COMMERCIAL

### THE GREENLAND SYSTEM

- ENVIRONMENTAL PROTECTION ONE
- ENVIRONMENTAL PROTECTION TWO
- PUBLIC PARKLAND



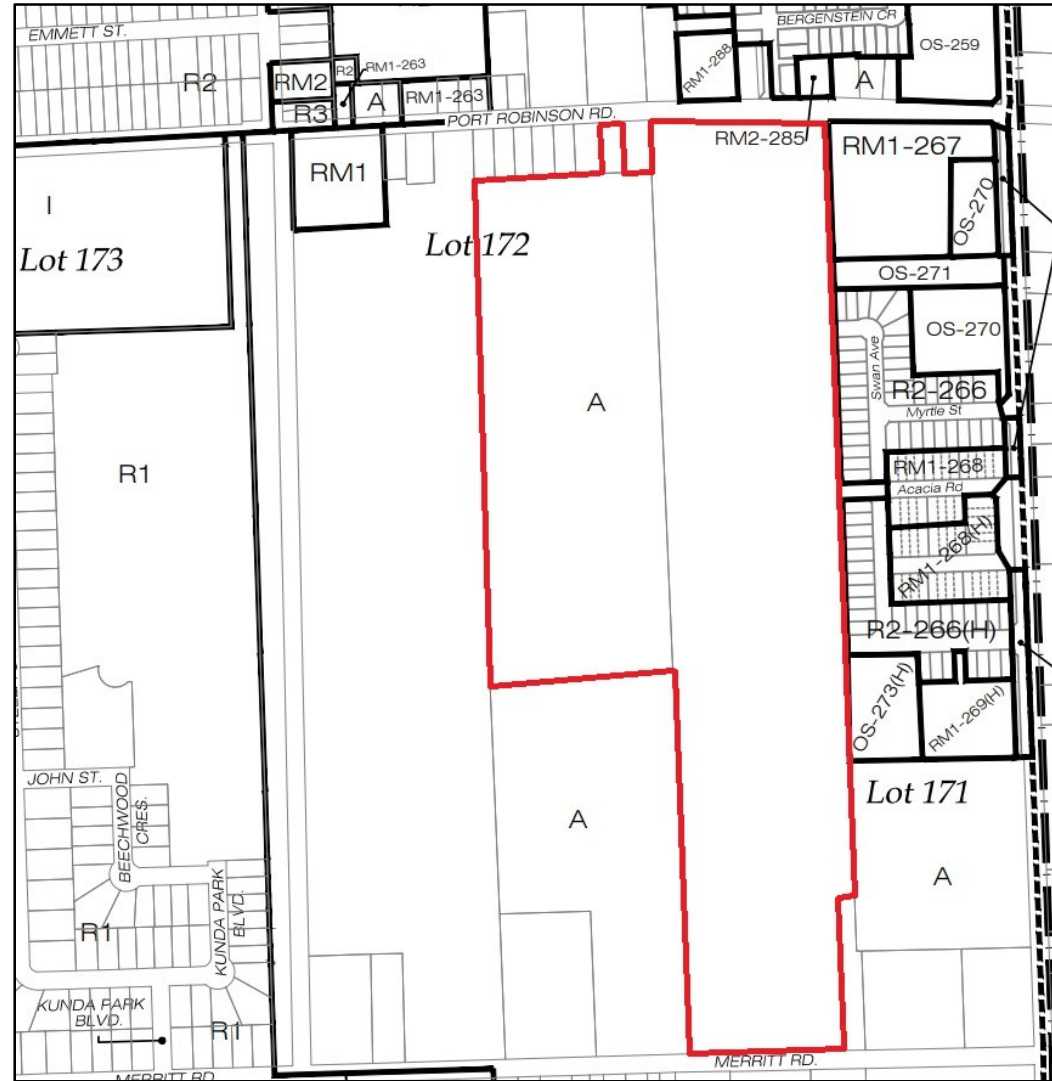
# Pelham Zoning By-law No. 1136 (1987)

Existing – *Agricultural (A)*, permitted uses include (among others):

- Agricultural uses including greenhouses
- One single detached dwelling
- Accessory buildings

Proposed – various site-specific zones:

- Low to medium density residential
  - Site-specific regulations for building setbacks
- Parkland zone
- Open Space
- Environmental Protection



# Comments

## Agency

- **Niagara Region**
  - No objection, subject to Regional conditions and satisfaction of local requirements.
- **NPCA**
  - No objection, subject to NPCA conditions (i.e. Work Permits, rezoning of *Provincially Significant Wetland*).
- **Fire**
  - No comments.
- **Town Public Works**
  - Various Subdivision Agreement clauses
  - Technical revisions on Functional Servicing Report and Functional Servicing Plans
- **Utilities (Bell Canada, Enbridge, Hydro One, Canada Post)**
  - Standard Agreement clauses

## Public

- Hummell Properties Inc.
  - Supports the development applications.
- C. Edwards
  - Concern regarding future possible speeding of Street 'C', & aggravated speeding / noise issues along Port Robinson after development.
  - Suggests intersection enhancements for proposed Street 'C' & Port Robinson Rd junction (i.e. curb extensions, narrower pavement and crosswalks).
- 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.
  - Issue with Official Plan (Policy B1.7.11.5 c)) and how it relates to cooperation amongst benefitting land owners within Residential Neighbourhood 2.





# Conclusion

This presentation has provided information on the Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision applications for the lands known as Saffron Meadows Phase 3.

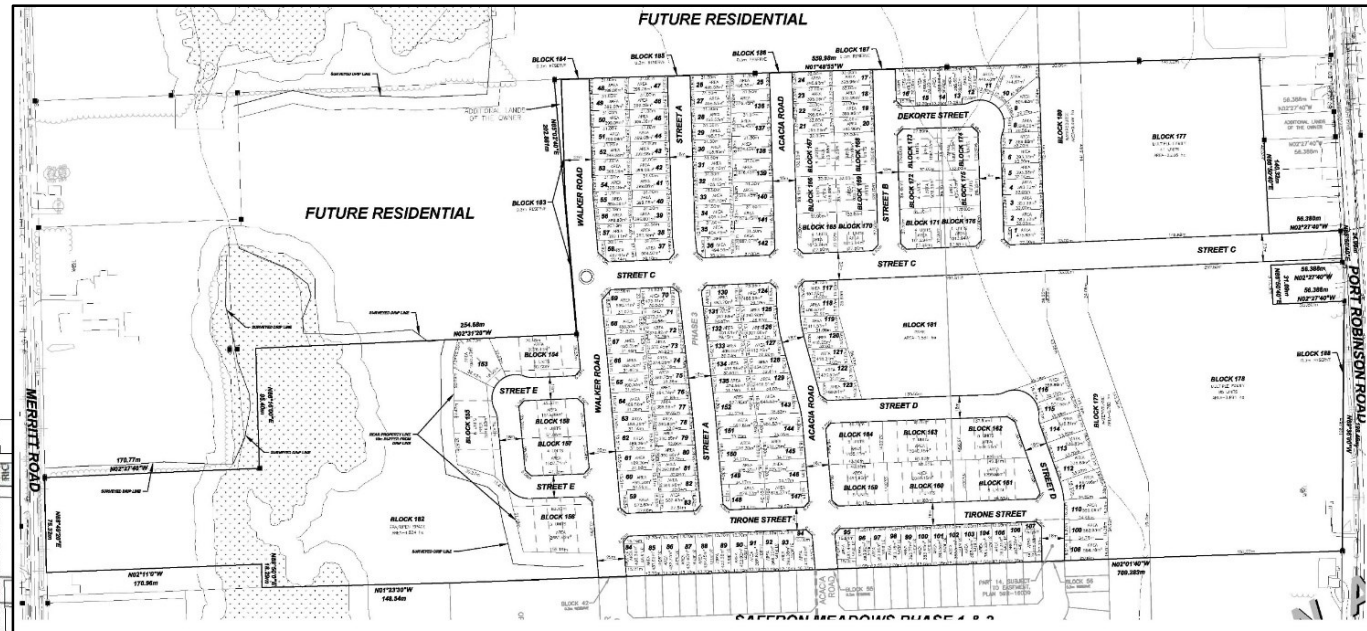
No recommendations or decisions concerning these applications have been, or will be made at this meeting.



# Questions and Comments

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

Curtis Thompson, Planner  
(905) 892-2607 x. 324  
[cthompson@pelham.ca](mailto:cthompson@pelham.ca)



## Official Plan – Schedule A5 East Fonthill Land Use Plan

### LEGEND

#### RESIDENTIAL NEIGHBOURHOODS

- EF - LOW DENSITY RESIDENTIAL
- EF - MEDIUM DENSITY RESIDENTIAL
- EF - MEDIUM / HIGH DENSITY RESIDENTIAL

- LANDS SUBJECT TO POLICY B1.7.7.4(i)

#### THE GREENLAND SYSTEM

- ENVIRONMENTAL PROTECTION ONE
- ENVIRONMENTAL PROTECTION TWO
- PUBLIC PARKLAND



# Community Planning & Development