

Public Meeting Under the Planning Act Meeting Agenda

PCOW-04/2019

Monday, May 13, 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.

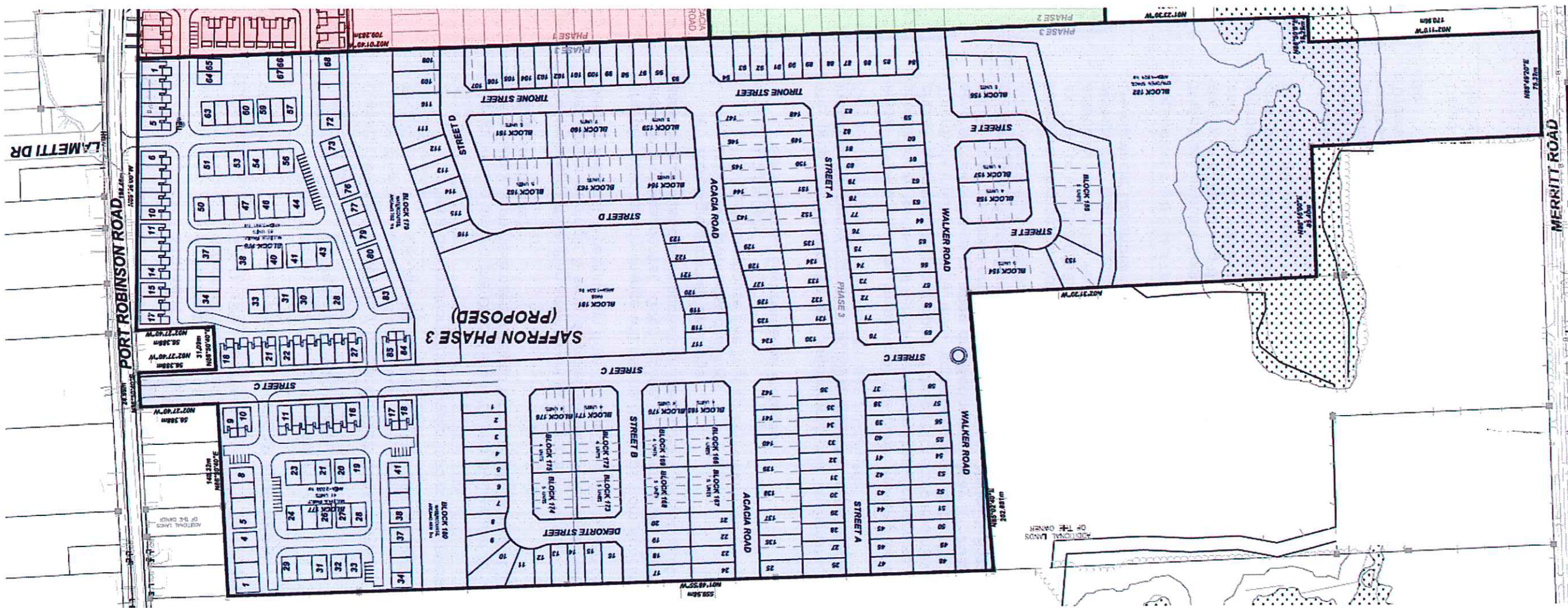
	Pages
1. Call to Order and Declaration of Quorum	
2. Adoption of Agenda	
3. Disclosure of Pecuniary Interest and General Nature Thereof	
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4.1 Planning Report	
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4.3.2 Public Input - Persons Present

4.4 Committee Input

5. Adjournment

	<p>WHAT: Public Meeting for Official Plan & Zoning By-law Amendments and Draft Plan of Subdivision in accordance with Sections 22, 34 and 51 of the Planning Act, R.S.O. 1990, as amended</p> <p>WHEN: Monday, May 13th 2019 at 6:30 PM</p> <p>WHERE: Town Hall Council Chambers 20 Pelham Town Square, Fonthill</p> <p>OWNER/AGENT: Hert Inc. / Upper Canada Consultants</p> <p>FILE NO.: OP-AM-03-18, AM-03-18 & 26T19-02-18</p>
<p>Information</p> 	<p>Please see location of the subject land on the reverse side</p> <p>WHAT IS THIS? Applications to amend the Official Plan, Zoning By-law and for approval of a draft plan of subdivision have been received for the lands located at <u>162 Port Robinson Road</u> (south side).</p> <p>The proposed Official Plan amendment would modify Policy B1.7.7.4.1(b) to increase the number of single & semi-detached dwellings permitted within the EF-Medium Density Residential designation from 15% to 30% in this plan of subdivision.</p> <p>The proposed zoning change will rezone the lands from <i>Agricultural (A)</i> to various site-specific (<i>Residential, Open Space, Environmental Protection, Park</i>) zones allowing subdivision development on the property consisting of:</p> <ul style="list-style-type: none"> • 135 single detached dwellings • 110 street townhouse dwellings • 126 block townhouse dwellings (condominium) • 1.5 ha park • Open Space / Environmental Protection <p>The proposed Zoning By-law Amendment will implement specific regulations including minimum / maximum building setbacks, height limits, lot frontage etc.</p>
<p>HAVE YOUR SAY</p> 	<p>YOUR INPUT IS ENCOURAGED! WE ARE LISTENING!</p> <p>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 of the decision(s), please send correspondence by noon on Wednesday May 8th 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.</p>
	<p>NEED MORE INFORMATION? CONTACT US!</p> <p>For more information, please contact Curtis Thompson, Planner, at (905)892-2607 ex. 324, or at cthompson@pelham.ca. A copy of the Information Report, as well as additional information regarding the applications may be obtained on the Town's website at http://calendar.pelham.ca/council or at the Community Planning & Development Department (2nd Floor) after 12:00 pm on Friday May 10th 2019.</p>
<p>Legal Notice</p> 	<p>IMPORTANT INFORMATION!</p> <p>If a person or public body would otherwise have an ability to appeal the decision of the Town of Pelham to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Pelham before the by-law is passed or the granting of draft plan of subdivision approval is given, the person or public body is not entitled to appeal the decision.</p> <p>If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Pelham before the by-law is passed or the granting of draft plan of subdivision 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 are reasonable grounds to do so.</p> <p>Dated at the Town of Pelham, this 17th day of April, 2019. Nancy J. Bozzato</p>



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)

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Information Report – Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Application (26T-19-02-18; OP-AM-03-18 and AM-04-18)

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:

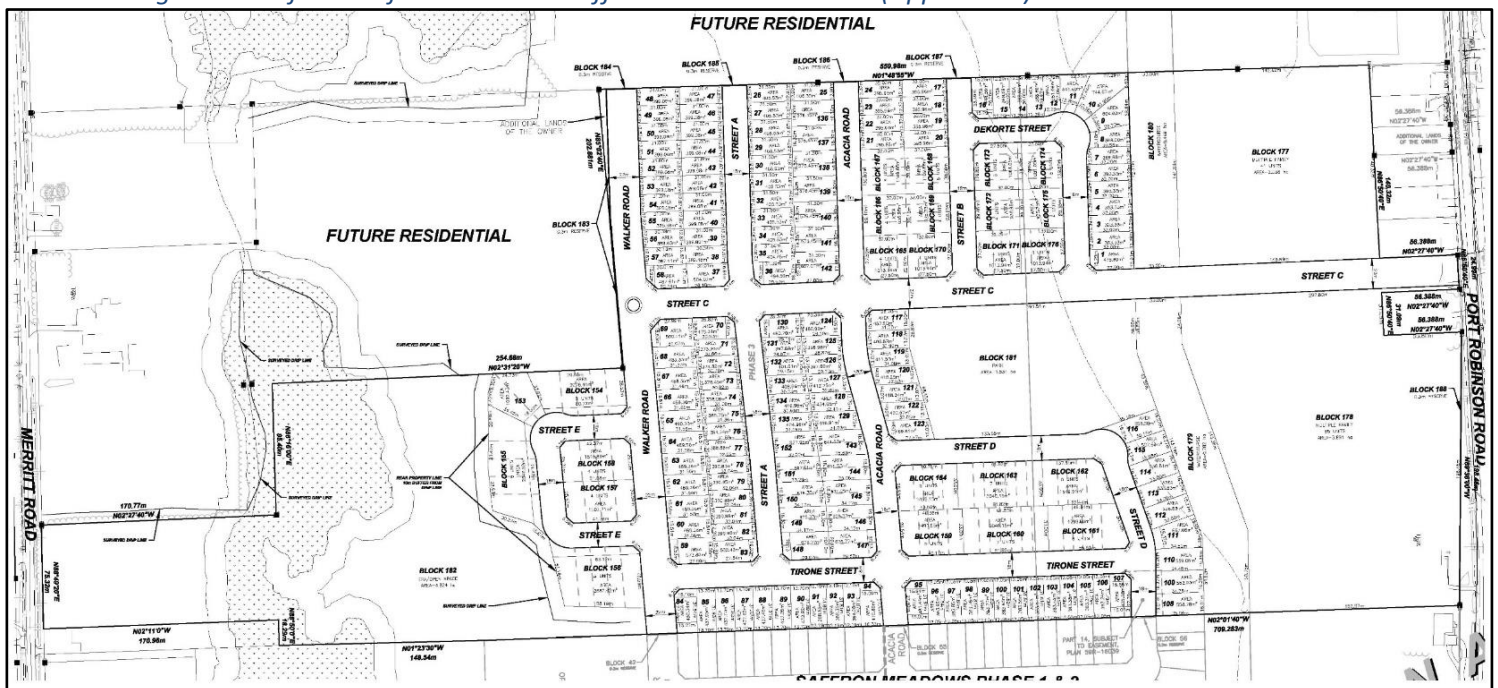
The property is 29.3 hectares (72 acres) in size and consists of two vacant parcels that are owned by Hert Inc. The land owner has applied for approval of a subdivision consisting of:

- 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.

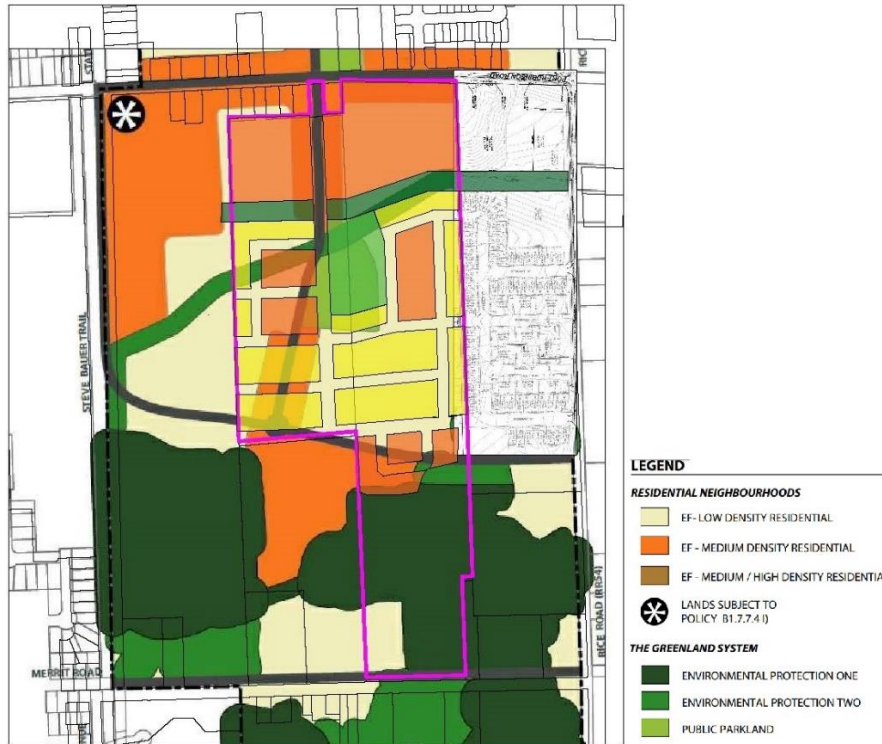
Pelham Official Plan (2014)

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).

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

	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)

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

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

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

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:

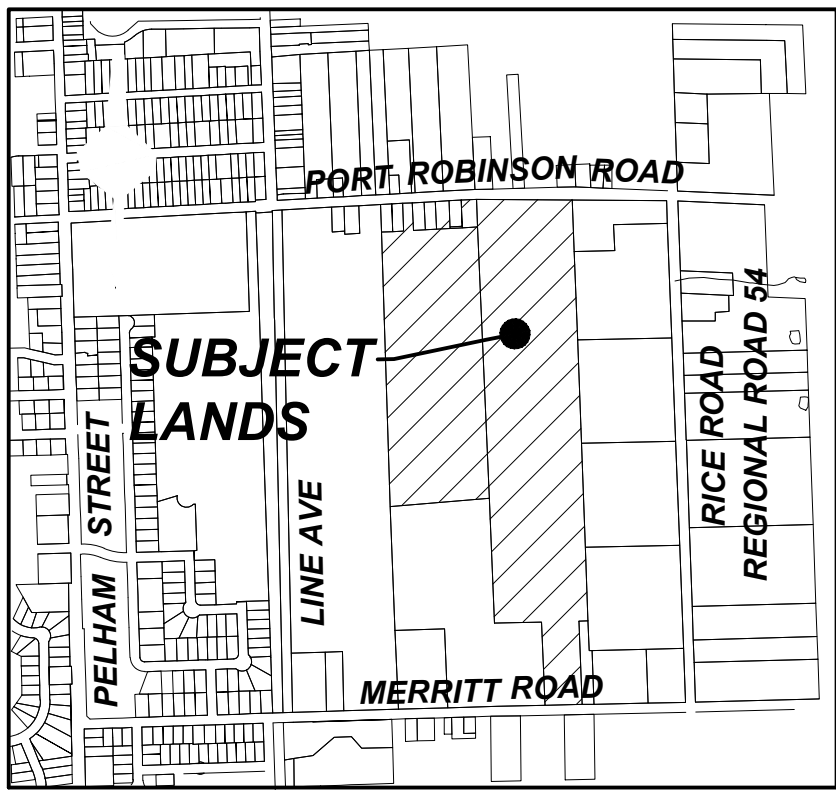
There are no alternatives as Council is statutorily obligated to make a decision on these *Planning Act* applications.

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.

SAFFRON MEADOWS PHASE 3
PELHAM



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 171 & 172
GEOGRAPHIC TOWNSHIP OF THOROLD
NOW IN THE TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

REQUIREMENTS OF SECTION 51(17)
OF THE PLANNING ACT

- a) SEE PLAN
b) SEE PLAN
c) SEE PLAN
d) SEE PLAN
e) SEE PLAN
f) SEE PLAN
g) SEE PLAN
h) MUNICIPAL WATER
i) SILTY SAND
j) SEE PLAN
k) FULL SERVICE
l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-135	135	5.823	19.87
SEMI FAMILY RESIDENTIAL	BLOCK 136-153	36	1.164	3.97
STREET TOWNS RESIDENTIAL	BLOCK 154-176	110	3.286	11.21
MULTIPLE FAMILY RESIDENTIAL	BLOCK 177-178	126	5.927	20.22
WATERCOURSE	BLOCK 179-180		1.251	4.26
PARK	BLOCK 181		1.534	5.23
EPA/OPEN SPACE	BLOCK 182		4.824	16.46
0.3m RESERVE	BLOCK 183-188		0.019	0.06
ROADWAY			5.477	18.72
TOTAL	188	407	29.305	100.00

DEVELOPABLE AREA = 23.230ha (EXCLUDES WATERCOURSE & EPA)
DEVELOPABLE DENSITY = 17,520 units/ha

0	ISSUED FOR REVIEW	2018-08-29	TA
#	REVISION	DATE	INIT

UPPER CANADA
CONSULTANTS
ENGINEERS / PLANNERS

261 Martindale Road
Unit #1
St. Catharines, ON
L2W 1A1
Phone: (905)688-9400
Fax: (905)688-5274

DRAWING TITLE

PRELIMINARY
DRAFT PLAN OF
SUBDIVISION

DRAFTING TA

DATE AUGUST 29, 2018

PRINTED AUGUST 29, 2018

SCALE 1:1750

DWG No. 1541-DP
REV 0

DENSITY CALCULATIONS:

TOTAL REQUIRED DENSITY IS 43 PEOPLE PER GROSS HECTARE.

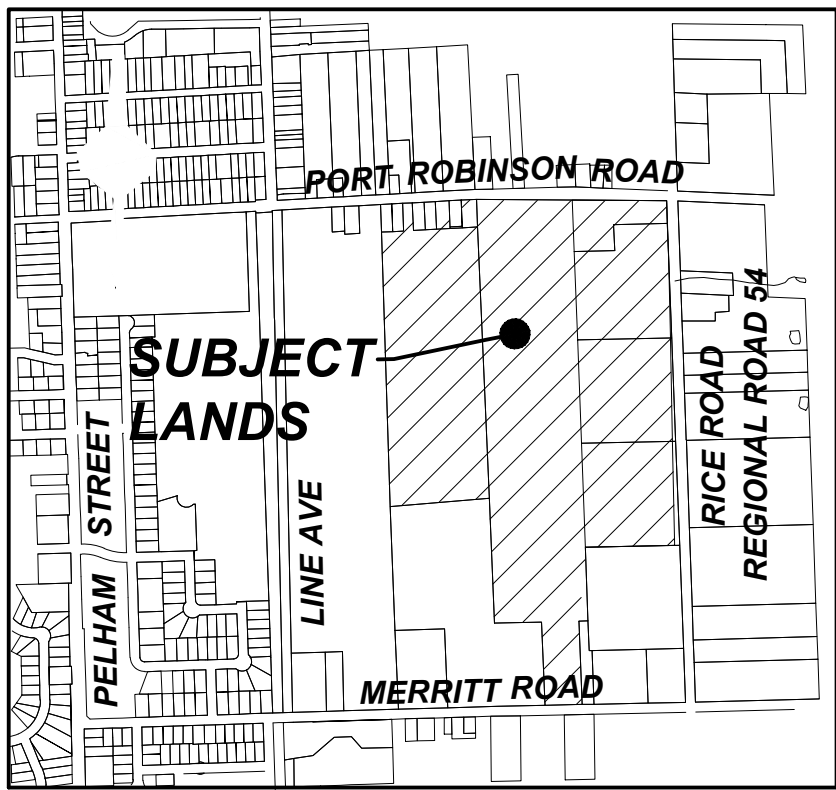
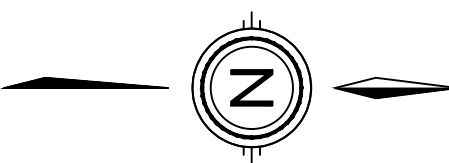
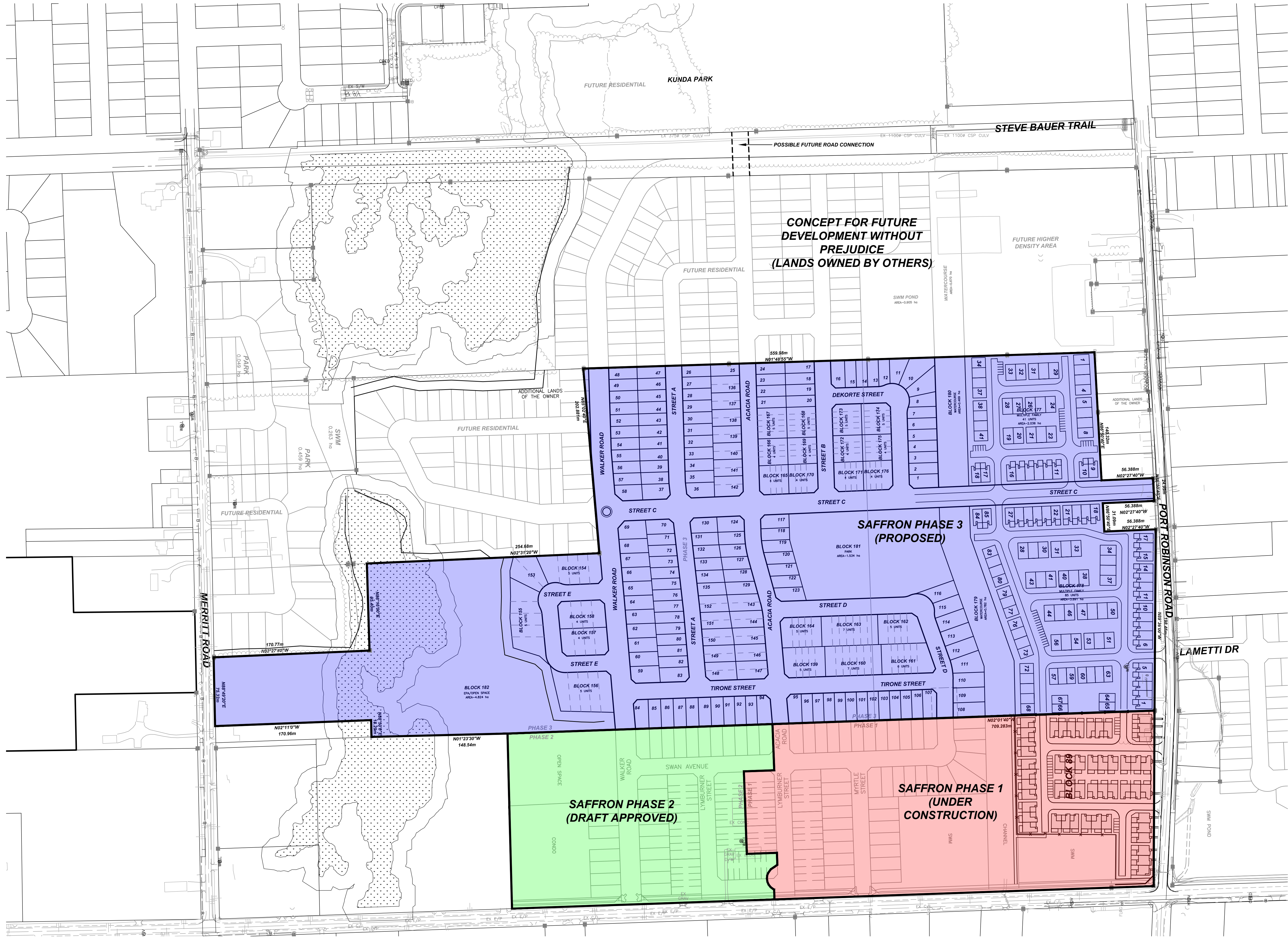
SINGLES = 3.2 PEOPLE
STREET TOWNS = 2.5 PEOPLE
BLOCK TOWNS = 2.0 PEOPLE
TOTAL AREA IN ha (EXCLUDING WATERCOURSE, OPEN SPACE) = 23.230 ha

TOTAL AREA IN Ha = 23.230 ha
TOTAL NUMBER OF PEOPLE REQUIRED = 998.89 PEOPLE

PROPOSED:

SINGLES = 3.2 PEOPLE X 135 UNITS = 432 PEOPLE
SEMI FAMILY = 2.5 PEOPLE X 36 UNITS = 90 PEOPLE
STREET TOWNS = 2.5 PEOPLE X 110 UNITS = 275 PEOPLE
BLOCK TOWNS = 2.0 PEOPLE X 126 UNITS = 252 PEOPLE

SUB TOTAL = 1049 PEOPLE
LIVE/WORK/EMPLOYMENT = 407 UNITS X 10% = 40.7 JOBS
TOTAL = 1089.7 PERSONS AND JOBS
NO. OF PEOPLE/TOTAL AREA (ha) = 1089.7/23.230 ha = 46.909 PERSONS & JOBS PER HECTARE



KEY PLAN
N.T.S.

0	ISSUED FOR REVIEW	2018-11-23	MK
#	REVISION	DATE	INIT



UPPER CANADA
CONSULTANTS
ENGINEERS / PLANNERS

261 Martindale Road
Unit #1
St. Catharines, ON
L2W 1A1
Phone: (905) 688-9400
Fax: (905) 688-5274

DRAWING TITLE	DRAFTING	---
NEIGHBOURHOOD MASTER PLAN NEIGHBOURHOODS 2 & 3 COMBINED (EAST Fonthill Secondary Plan)	DATE	NOVEMBER 23, 2015
	PRINTED	NOVEMBER 26, 2018
	SCALE	1:2000
	DWG No.	REV
	1541	0

May 2, 2019

File Numbers: 26T19-02-18 (Draft Plan of Subdivision)
OP-AM-03-18 (Official Plan Amendment)
AM-04-18 (Zoning By-law Amendment)

EMAIL ONLY (jvida@ucc.com)

Hert Inc.
c/o Jennifer Vida – Upper Canada Consultants
3-30 Hanover Drive
St. Catharines, ON L2W 1A3

RE: Saffron Meadows Phase 3 development (Resubmission 2)
162 Port Robinson Road
Part of Thorold Township Lot 171-172, and Part 1 on RP 59R-3218
Roll No. 2732 030 020 07600 + 2732 030 020 08700

Below is the 2nd round of consolidated comments provided regarding your development applications. Please ensure that all plans coordinate with each other and are updated accordingly. For any corrections, all related drawings and reports shall also be revised.

Town Planning Comments (2nd)

In summary, Planning staff are more satisfied with the draft plan resubmission thanks to the revised street network and Planning Justification Addendum which helps address some of our previously cited policy concerns.

We appreciate the emphasis noting how *Appendices* of the Secondary Plan are non-statutory components of the Town's Official Plan, include inherent degrees of flexibility in their interpretation and application, and ultimately their role for *guidance* in implementing the policies of the Secondary Plan. It is also important to recognize that several policies of the Official Plan require all East Fonthill development be consistent with the Plans and Guidelines, provided that the intent and general design approach are achieved to the Town's satisfaction.

In light of the above, we have begun to proceed with the statutory Public Meeting, and have begun that circulation process. There are some Official Plan policies which we are still coping with, that may be addressed subject to certain zoning regulations being implemented. The performance standards envisioned include such things as a maximum front yard dwelling setback, to complement the minimum requirement and enhanced front porch specifications. We feel this type of regulation will help resolve the balance of policy / safety concerns surrounding front-loaded vs rear-loaded (laneway) residential development on collector roads. As well as some other general concerns affecting the entire subdivision in regards to urban design, streetscaping and traffic safety etc. The review of the proposed subdivision plan will take this holistic approach.

1. Street Network

Re: Blocks 177-178 {Consultant Response to sub-bullet #1}

- The Town's provision for sidewalks on both sides of a street does not generally extend to private condominium developments. However, it is important to consider pedestrian safety, convenience and basic connectivity with the larger neighbourhood. Also, condominium

developments tend to isolate themselves from the larger transportation network, restricting connections to / from neighbouring lands. This is an integration concern as it relates to the remainder of the East Fonthill community.

Re: Blocks 177-178 {Consultant Response to sub-bullet #2}

- The realigned stormwater channel does reduce the depth of Block 177 by more than 1/3rd and Block 178 marginally. The realignment results in more rectangular block shapes, which are easier to plan and develop.
- The dimensions of a traditional block / lot are usually fixed, the realignment results in depths of 145m, which are more than large enough to accommodate a variety of block / lotting design layouts.
 - Planning staff find it unusual why this logic is used to avoid developing public lanes or streets on these lands, yet, the Street E area to the south is proposed on a much smaller plot of land, with a total depth under 100m and is also narrower in width.

Re: Connection to Kunda Park Phase 4 (Neighbourhood Master Plan)

- Thank you for submitting the conceptual Neighbourhood Master Plan to illustrate how the lands to the west could interact with the subject lands and beyond.
 - Previously we asked for a street connection to be shown over the Steve Bauer Trail, at the time, we did not have access to the revised Kunda Park Phase 4 subdivision proposal, which proposes a SWM pond in the vicinity of an Acacia Road extension. Knowing this, and after more thought, Town staff believe the more logical connection(s) are with the Walker Road collector. (Attached)

2. Development Surrounding the Park

- Town Planning staff is supportive of having single detached dwellings flank the southern limits of the proposed park if the units are designed to 'front' the public park and served by a public walkway. The same public walkway has also been identified as part of Appendix A – Demonstration Plan for Active Transportation. Providing *eyes-on-the-park* enhances neighbourhood safety by providing greater exposure to public spaces which might otherwise be hidden from neighbours as a natural-surveillance mechanism. This can be addressed through careful consideration of the house designs and landscape treatments of the 'rear' yards.

Town Planning Policy

Official Plan

Re: Policy B1.7.3.1 – East Fonthill development objectives:

- “To provide a hierarchy of collector and local roads that is based on a connected modified grid network that accommodates all modes of travel.”
 - See Town Planning Comment #1

Re: Policy B1.7.4

- “All development within the East Fonthill Secondary Plan Area shall be generally consistent with the Demonstration Plans (B1.7.4.1) & Urban Design Guidelines (B1.7.4.2). Adjustments and further refinements to the Demonstrations Plans & Urban Design Guidelines are anticipated and shall not require an Amendment to this Plan, provided that the intent and general design approach inherent to the Demonstration Plans are achieved to the Town’s satisfaction.”
 - See Town Planning Comment #1-2

Re: B1.7.4.4 – Crime Prevention through Environmental Design (CPTED)

- See Town Planning Comment #2

East Fonthill – Urban Design Guidelines (Appendix B)

Section 2.6.2 – Neighbourhood Parks

- Parks shall have significant road frontage
- Rear lotting adjacent to a park is discouraged
 - See Town Planning Comment #2

Section 3.1.1 – Blocks and Lots

- Developable lands shall be subdivided into a series of development blocks, defined by a highly interconnected grid, or modified system of public roads and lanes.
 - See Town Planning Comment #1
- Development block densities will reflect the road network hierarchy, which itself will respond to topography while providing a permeable transportation pattern.
 - See Town Planning Comment #1
- Each development lot in a block must have frontage on a public road or laneway.
 - Though Blocks 177 & 178 are proposed to both have frontage on Street C, the land consumed by such large, future draft plans of condominium will need to be cognizant of where otherwise logical public road connections would have otherwise been located. The design must also be considerate of neighbouring lands which may, (or have been) developed by ensuring transportation connections and integration with the overall neighbourhood.
 - The revised Neighbourhood Master Plan did not take into consideration the lands fronting on Port Robinson Road (west of Street C & one lot east of Street C).

Section 3.1.4 – Building Relationship to Roads & Open Space

- Building layouts should be used to reduce the incidence of crime through the implementation of CPTED principles including natural surveillance, natural access control, territorial reinforcement and space assessment.
- Buildings located adjacent to, or at the edge of parks and open spaces will provide opportunities for overlook.
- The massing, siting and scale of buildings adjacent to, or along the edge of a park or open space will create a degree of enclosure or definition appropriate to the type of open space they enclose.
 - See Town Planning Comment #2

Section 3.2.2 – Townhouses

- Townhouses shall, whenever possible, have rear lane garages to reduce visual impact of garages on the street.
 - See suggested zoning resolution above.

Summary of Agency / Town Department Comments

Niagara Peninsula Conservation Authority

- Refer to previous comments.

Regional Municipality of Niagara

See attached for detailed comments and conditions.

- No objections, subject to conditions.

Department of Public Works & Utilities

See attached for detailed comments.

Re: Sanitary Sewer

1. Confirm the existing sanitary sewer on Port Robinson Road and the three proposed 200mmØ sewers on the east side of the development will have sufficient capacity to support the proposed development.
2. No proposed elevations have been provided for the development. As such, we ask that the consultant confirm that the existing stubs on Port Robinson Road and the proposed stubs on the east side of the development are low enough such that sanitary wastewater from new subdivision can be sent via gravity sewer to these connection points.
3. Page 2 of the Functional Servicing Study indicated that Block 177 will be serviced by a proposed 250mmØ sanitary sewer on Street 'C'. However, drawing 0478-Sanitary shows an existing 250mmØ sanitary stub at elevation 185.9 and an existing 375mmØ sanitary stub at elevation 187.70, both on Port Robinson Road. We assume the proposed 250mmØ sewer will connect to the existing 250mmØ stub. – Please confirm.
4. Submit a sanitary sewer design sheet for review.

Re: Storm Sewer

1. We request that a storm sewer design sheet specific to Phase 3 be submitted for review.

Re: Environmental Impact Study

1. None of the block numbers or land areas listed in the 1st and 2nd paragraphs of Page 25 of Section 5 are consistent with those indicated in the Draft Plan of Subdivision – Drawing No. 1541-DP, except for the area indicated for the southern portion of the subject lands supporting EP1 and PSW. Please revise accordingly.
2. The 3rd sentence of Section 6.1.1 state that Block 146 through 149 will lie adjacent to the EP1 forest edge. According to the Draft Plan of Subdivision, Drawing No. 1541-DP, it will be development blocks 153 through 156. Please revise accordingly.

Re: Functional Servicing Study

1. The 1st page indicates 128 proposed single detached dwellings; the Draft Plan of Subdivision indicates 135. Please revise accordingly.
2. In the 2nd sentence of the 2nd paragraph under 'Sanitary Servicing', it references Block 170 & 171. This appears to be incorrect as the two condominium blocks are Blocks 177 & 178.
3. The paragraph on Page 3 under 'Stormwater Management' is somewhat unclear. Based on a review of the drawing entitled 'Overall Storm Drainage Areas', it appears that storm sewer flow and overland flows from the portion of the proposed development south of the realigned channel will be conveyed to the South SWMF while storm sewer flow and overland flows from the portion of the proposed development north of the realigned channel will be conveyed to the North SWMF. Please confirm.

Please indicate in writing, how each comment is addressed in the revised submission.

Please provide digital copies of the updated plans and two (2) paper copies.

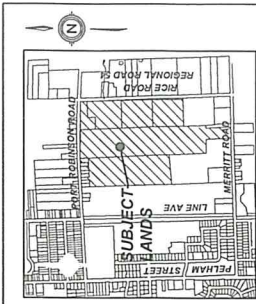
We're happy to meet with you to go over the comments in detail should you prefer. If you have any questions or concerns, please contact myself or Barb Wiens.

Sincerely,

A handwritten signature in black ink, appearing to read "Curtis Thompson". The signature is fluid and cursive, with the first name "Curtis" and last name "Thompson" clearly distinguishable.

Curtis Thompson,
Planner, B.URPI

C: Barb Wiens, MCIP RPP - Director of Community Planning & Development
Derek Young, - Manager of Engineer
Alex Pasquini – Development Planner, Niagara Region



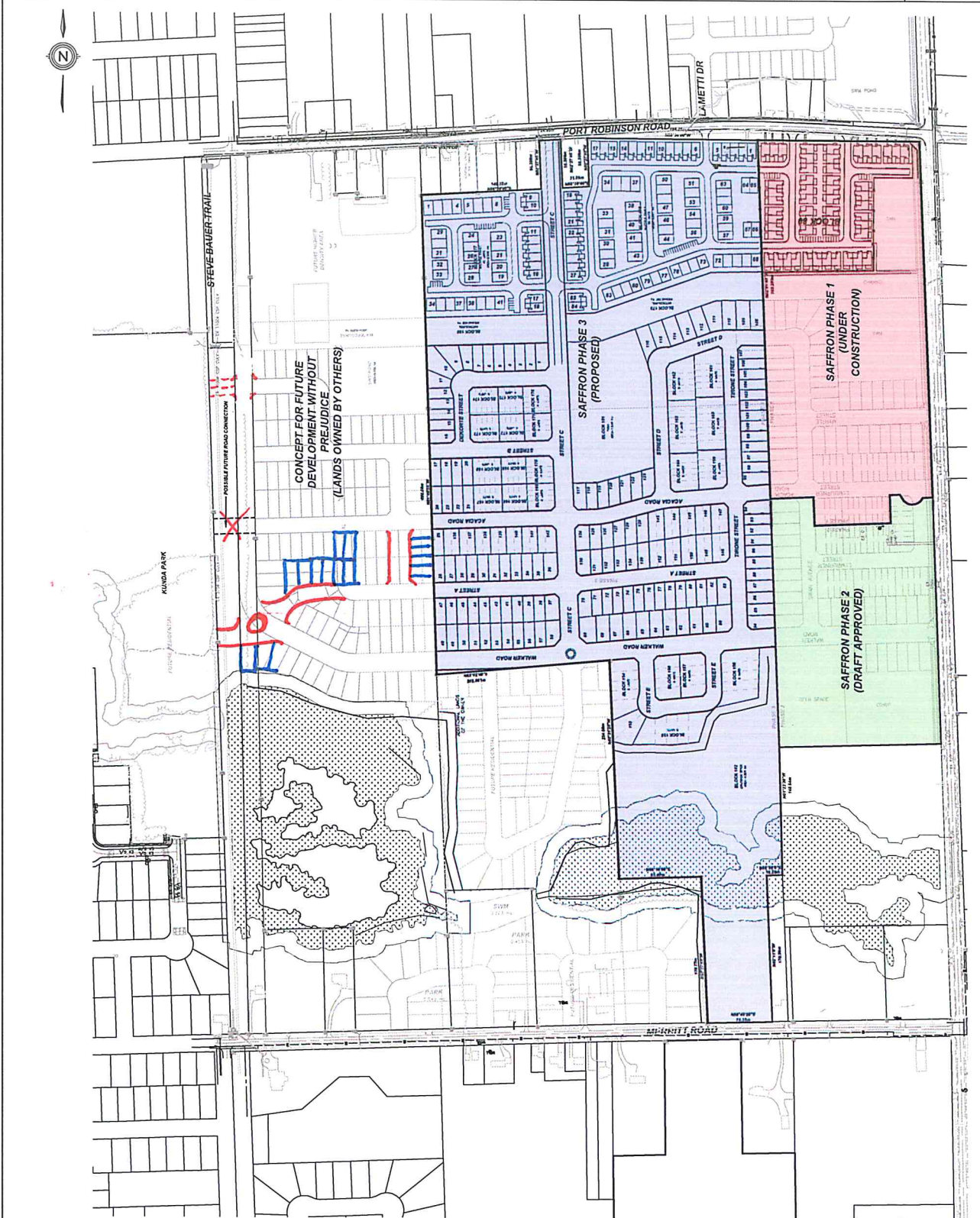
KEY PLAN
N.T.S.

NO.	DESCRIPTION	DATE	BY	CHK
1	ISSUED FOR REVIEW	2018-11-23	MC	MC



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DRAWING TITLE	DATE	NOVEMBER 23, 2015
NEIGHBOURHOOD	PRINTED	NOVEMBER 26, 2015
MASTER PLAN	SCALE	1:2000
NEIGHBOURHOODS	DATE	NOVEMBER 26, 2015
(EAST FORTMILL SECONDARY PLAN)	REV	0



Memorandum

Public Works Department - Engineering

To: Curtis Thompson, Planner

From: Xenia Pasiecznik, Engineering Technologist

Date: April 1, 2019

File #: N/A

Subject: Saffron Meadows (Phase 3) Draft Plan of Subdivision – Second Submission

The Public Works Department has reviewed the submitted documentation regarding the Saffron Meadows (Phase 3) Development. Please note the following comments provided.

1. Environmental Impact Study Natural Heritage Saffron Meadow Estate Phase 3 – dated January 2019:

- a. In the first paragraph of Page 25, when describing lands south of the condominium blocks, Block 177 is noted twice. It should read, “South of Blocks 177 and **178**.” Please revise accordingly.
- b. The 3rd sentence of Section 6.1.1 on Page 26 of the study states that Block 146 through 149 will lie adjacent to the EP1 forest edge. According to the Draft Plan of Subdivision, drawing 1514-DP, it will be development blocks 153 through 156. Please revise accordingly.
- c. The 1st sentence of Section 6.2.1 on Page 27 of the study states that Block 146 through 149 will require permanent fencing with no gate along the rear lot lines. According to the Draft Plan of Subdivision, drawing 1541-DP, it will be development blocks 153 through 156. Please revise.
- d. On Pages 28-32 of the study, under multiple sections the study references Block 175 as the EPA/open space adjacent to the woodlot. According to the Draft Plan of Subdivision, drawing 1514-DP, Block 175 will be 4 unit towns and Block 182 will be the EPA/open space. Please clarify and revise all sections.

From the Department of



2. Functional Servicing Study, Saffron Meadows Phase 3 – dated March 2019:

- a. The 3rd paragraph on Page 4 of the document under 'Stormwater Management' states that the receiving phase 1 and 2 of Saffron Meadows storm sewers flow at a maximum of 63.5% full. However, according to the design sheet on Phase 3 Storm Drainage Areas, drawing 1541-STMDA, there are multiple areas in phase 1 and 2 over this maximum. Including drainage area 13 running at 105.9% full. Please comment.
- b. The report is not signed. Please revise accordingly and ensure it is signed.

3. Phase 3 Storm Drainage Areas – DWG 1541-STMDA – dated March 5, 2019

- a. In multiple drainage areas where townhouses are majority of the area, a run-off co-efficient of 0.55 was used when a co-efficient of 0.65, in accordance with the Town's Engineering Design standards, shall be used. Please comment and revise.
- b. The areas contributing to the South pond on the design sheets between Phase 3 DWG 1541-STMDA, Phase1&2 DWG 0478-STMDA and the Functional Servicing Report do not match. Please see attached PDF red-lines and comment.

4. Draft Plan of Subdivision – DWG 1541-DP, REV 0 – dated August 29, 2018

- a. In the table entitled 'Assumptions to Generate Development Yields – March 2012' of Appendix D of the Town's Official Plan, it lists 2.8 persons per unit as the household size to be assumed for semi-detached units. On the Draft Plan of Subdivision Dwg 1541-DP, the Consultant indicates a household size of 2.5 persons per unit for semi-detached dwellings. Please comment.

5. Neighbourhood Master Plan – DWG 1541, REV 0 – dated November 23, 2018

- a. The drawing shows a connection between Kunda Park Ph.4 and the future development west of Saffron Ph.3. Kunda Park Ph.4 draft plan of subdivision does not indicate a connection point between the subdivisions. Please review.



For stormwater flows being conveyed to the south stormwater management facility, there are two existing stubs; a 750mm diameter stub on Swan Avenue and a 1350mm diameter stub on Acacia Road. These stubs have been designed and constructed to receive stormwater flows from the Phase 3 development. There is also a 975mm diameter stub located at the south western extent of block 178 to receive stormwater flows from the 2 condominium blocks and convey the flows to the north stormwater management facility. Both the north and south stormwater management facilities provide Normal stormwater quality protection levels before outletting to the existing portion of the realigned channel as shown in the included drainage area plan.

The north pond was sized for a drainage area of 29.75 ha and it is proposed to convey the reduced area of 28.91 ha to the facility. The south pond was sized for a drainage area of 11.83 ha and it is proposed to convey the reduced area of 9.48 ha to the facility. Therefore both ponds are expected to operate without modifications and does not require revisions to the MECP approvals.

A preliminary stormwater drainage area plan and design sheet have been included with this submission (DWG 1541-STMDA) to demonstrating how stormwater flows within site are to be conveyed and the available capacity in the existing storm sewers. The included design sheet shows that the receiving phase 1 and 2 storm sewers flow at a maximum of 63.5% full, therefore, there is adequate capacity in the receiving storm sewers.

CHANNEL REALIGNMENT

As identified within the East Fonthill Secondary Plan, the existing watercourse identified as the headwaters for the Singer's South drain traversing the subject property was to be realigned and deepened to ensure proper drainage for the proposed developments within the immediate area and areas west of the Steve Bauer Trail. However, the proposed alignment of the channel has shifted north from the Secondary Plan to the location of the new Town of Pelham storm sewer that was constructed to address the drainage issues in the Port Robinson Road, Station Street and Pelham Street area.

Subsequent to the completion of the Secondary Plan, storm sewers have been constructed along Port Robinson Road and Station Street to convey flows from approximately 40.5 hectares of existing residential lands and now outlets via an existing 1500mm diameter concrete storm sewer located approximately 225m south of Port Robinson Road along the Steve Bauer Trail. The proposed channel is now aligned with the existing 1500mm diameter outlet to ensure flows created by the external area are now conveyed to the outlet at Rice Road.

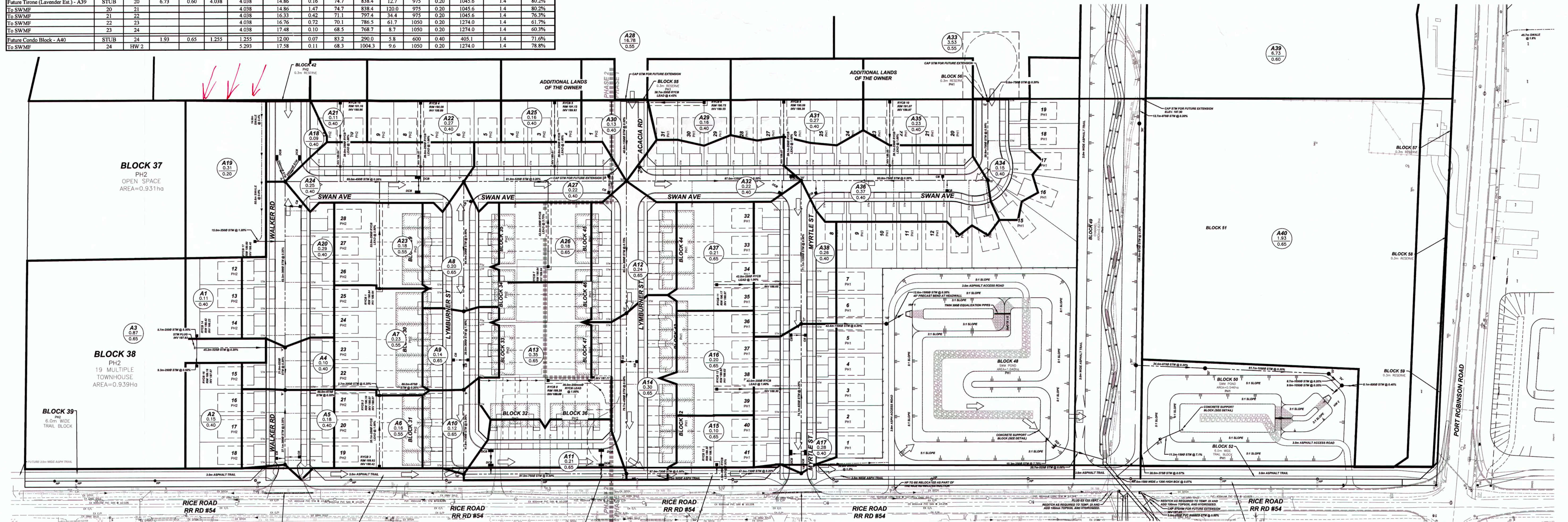
The Kunda Park Extension 4 Development is located immediately west of the Steve Bauer Trail, and shall be serviced with an independent Stormwater Management Facility. Flows leaving that site and the 26.4 hectare external area shall outlet to the upstream end of the proposed channel relocation and be conveyed through the Saffron Meadows site. Flows from the existing Kunda Park Phases 1-3 areas will continue to outlet to the existing stormwater management facilities located south of Merritt Road and east of Line Avenue.

UPPER CANADA CONSULTANTS 1-30 HANNOVER DRIVE ST. CATHARINES, ONTARIO, L2W 1A3 TEL: 905-688-0400										DATE: FEBRUARY 2019	
PROJECT NAME: SAFFRON MEADOWS (PHASE 3) PROJECT NO.: 1541										DATE: FEBRUARY 2019	
MUNICIPALITY: TOWN OF PELHAM										DATE: FEBRUARY 2019	
STORM SEWER DESIGN SHEET										DATE: FEBRUARY 2019	
STORMWATER ANALYSIS										DATE: FEBRUARY 2019	
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STORM SEWER DESIGN										DATE	

UPPER CANADA CONSULTANTS 261 MARTINDALE ROAD, UNIT #1 ST. CATHARINES, ONTARIO, L2W 1A1 TEL: 905-688-9400										BY: D LAMPMAN DATE: July-13-17							
RAINFALL PARAMETERS: 5 YEAR DESIGN STORM EVENT CITY OF WELLAND IDF CURVE										SEWER DESIGN: PIPE ROUGHNESS: 0.013 FOR MANNING'S EQUATION PIPE SIZES: 1.016 INFERIAL EQUIVALENT FACTOR PERCENT FULL: TOTAL PEAK FLOW / CAPACITY							
MUNICIPALITY: TOWN OF PELHAM PROJECT NAME: SAFFRON MEADOWS PROJECT NO.: 0478										STORM SEWER DESIGN SHEET							
LOCATION										STORMWATER ANALYSIS		STORM SEWER DESIGN					
DESCRIPTION	From M.H.	To M.H.	A Area (hectares)	R Runoff Coeff.	A*R	Accumulated A*R	Time of Concentration (min)	Flow Time (min.)	Rainfall Intensity (mm/hr)	Peak Flow (L/s)	Length (m)	Diameter (mm.)	Slope (%)	Full Flow Capacity (L/s)	Full Flow Velocity (m/s)	Percent Full	
SOUTH POND																	
Rearyard - A1	RYCB 14	SEWER	0.11	0.40	0.044	0.044	10.00	0.03	90.6	11.1	5.7	250	5.30	142.8	2.8	7.8%	
Rearyard - A2	RYCB 16	SEWER	0.15	0.40	0.060	0.060	10.00	0.18	90.6	15.1	9.3	250	0.50	43.9	0.9	34.4%	
Future Development - A3	PLUG		4	0.87	0.65	0.566	0.670	12.00	0.84	83.2	154.8	45.2	525	0.20	200.6	0.9	77.1%
Walker Road - A4	4	6	0.10	0.40	0.040	0.710	12.84	0.39	80.5	158.7	21.0	525	0.20	200.6	0.9	79.1%	
Walker Road - A5	5	6	0.18	0.40	0.072	0.072	10.00	0.76	90.6	18.1	37.1	300	0.35	59.7	0.8	30.4%	
Rearyard - A6	RYCB 3	RYCB 2	0.16	0.55	0.088	0.088	10.00	0.48	90.6	22.1	35.1	250	1.00	62.0	1.2	35.7%	
Rearyard - A7	RYCB 2	SEWER	0.23	0.55	0.127	0.215	10.48	0.01	88.7	52.9	2.7	300	6.20	251.2	3.4	21.0%	
	6	9				0.956	13.23	1.40	79.3	219.4	89.0	675	0.20	392.2	1.1	56.0%	
Lynburner Street - A8	7	8	0.20	0.65	0.130	0.130	10.00	1.10	90.6	32.7	64.4	300	0.50	71.3	1.0	45.9%	
Lynburner Street - A9	8	9	0.14	0.65	0.091	0.221	11.10	0.38	86.4	33.0	39.0	300	1.50	123.6	1.7	42.9%	
Lynburner Street - A10	9	10	0.12	0.65	0.078	1.295	14.63	0.61	75.4	271.1	41.9	750	0.20	519.4	1.1	52.2%	
Lynburner Street - A11	10	13	0.21	0.65	0.137	1.432	15.24	1.19	73.8	299.3	81.0	750	0.20	519.4	1.1	56.5%	
Lynburner Street - A12	11	12	0.24	0.65	0.156	0.156	10.00	0.91	90.6	39.3	65.5	300	0.75	87.4	1.2	44.9%	
Rearyard - A13	RYCB 8	SEWER	0.35	0.65	0.228	0.228	10.00	0.53	90.6	57.3	39.0	250	1.00	62.0	1.2	92.3%	
Lynburner Street - A14	12	13	0.30	0.65	0.195	0.579	10.91	1.04	87.1	139.9	79.7	450	0.50	210.3	1.3	66.5%	
Rearyard - A15	RYCB 13	SEWER	0.10	0.65	0.065	0.065	10.00	0.03	90.6	16.4	4.5	250	7.93	96.4	3.0	17.0%	
	13	18				2.075	16.42	1.27	70.9	408.6	87.0	750	0.20	519.4	1.1	78.7%	
Rearyard - A16	RYCB 12	SEWER	0.20	0.65	0.130	0.130	10.00	0.57	90.6	32.7	42.0	250	1.00	62.0	1.2	52.7%	
Myrtle Street - A17	18	17	0.28	0.40	0.112	2.317	17.70	1.02	68.1	438.1	74.1	825	0.20	669.7	1.2	65.4%	
Walker Road - A18	DCB		2	0.09	0.40	0.036	0.036	10.00	0.15	90.6	9.1	110	250	1.00	62.0	1.2	14.6%
Rearyard - A19	RYCB 17	SEWER	0.31	0.20	0.062	0.062	10.00	0.19	90.6	15.6	15.0	250	1.20	68.0	1.3	23.0%	
Walker Road - A20	4	2	0.29	0.40	0.116	0.178	10.00	1.68	90.6	44.8	82.3	300	0.35	59.7	0.8	75.1%	
Rearyard - A21	RYCB 15	SEWER	0.11	0.40	0.044	0.044	10.00	0.53	90.6	11.1	39.0	250	1.00	62.0	1.2	17.8%	
Rearyard - A22	RYCB 4	SEWER	0.27	0.40	0.108	0.108	10.00	0.53	90.6	27.2	39.0	250	1.00	62.0	1.2	43.8%	
Rearyard - A23	RYCB 1	SEWER	0.18	0.55	0.099	0.099	10.00	0.46	90.6	24.9	53.0	250	2.50	98.1	1.9	25.4%	
Swan Avenue - A24	2	7	0.25	0.40	0.100	0.565	11.68	1.61	84.3	132.3	89.0	450	0.26	151.7	0.9	87.3%	
Rearyard - A25	RYCB 5	SEWER	0.16	0.40	0.064	0.064	10.00	0.53	90.6	16.1	39.0	250	1.00	62.0	1.2	26.0%	
Rearyard - A26	RYCB 7	SEWER	0.18	0.65	0.117	0.117	10.00	0.30	90.6	29.4	42.4	250	3.75	120.1	2.4	24.5%	
Swan Avenue - A27	7	11	0.22	0.40	0.088	0.834	13.28	1.50	79.2	183.4	81.0	525	0.20	200.6	0.9	91.4%	
Time of Concentration = 10min. + 800m / 1.20m/s / 60 sec.																	
Future Trione (Lavender Est.) - A28	STUB		16.78	0.55	9.229	9.229	21.11	0.05	61.6	1579.7	5.0	1350	0.20	2490.2	1.7	63.4%	
Rearyard - A29	RYCB 6	SEWER	0.16	0.40	0.064	0.064	10.00	0.25	90.6	16.1	38.7	250	4.42	130.4	2.6	12.3%	
Avenue Road - A30	STUB		9.13	0.40	0.052	9.345	21.16	0.40	61.5	1597.4	40.6	1350	0.20	2490.2	1.7	64.1%	
Rearyard - A31	RYCB 9	SEWER	0.27	0.40	0.108	0.108	10.00	0.53	90.6	27.2	39.1	250	1.00	62.0	1.2	43.8%	
Swan Avenue - A32	11	16	0.22	0.40	0.088	10.375	21.56	0.86	60.9	1754.3	87.0	1350	0.20	2490.2	1.7	70.4%	
Time of Concentration = 10min. + 290m / 1.20m/s / 60 sec.																	
Future Trione (Lavender Est.) - A33	STUB		3.53	0.55	1.942	1.942	14.00	0.01	77.1	415.7	9.8	750	0.20	519.4	1.1	80.0%	
Swan Avenue - A34	14	15	0.15	0.40	0.060	2.002	14.01	0.38	77.0	428.3	39.8	750	0.20	519.4	1.1	82.5%	
Rearyard - A35	RYCB 10	SEWER	0.23	0.40	0.092	0.092	10.00	0.53	90.6	23.2	39.1	250	1.00	62.0	1.2	37.1%	
Swan Avenue - A36	15	16	0.37	0.40	0.148	2.242	14.59	1.36	75.4	469.8	99.0	750	0.20	519.4	1.1	90.4%	
Rearyard - A37	RYCB 11	SEWER	0.21	0.65	0.137	0.137	10.00	0.57	90.6	34.4	42.0	250	1.00	62.0	1.2	55.4%	
Myrtle Street - A38	16	17	0.26	0.40	0.104	12.857	22.42	0.44	59.5	2124.9	71.1	1350	0.50	3997.3	2.7	54.0%	
	17	19				15.174	22.87	0.39	58.8	2479.1	42.4	1500	0.20	3298.0	1.8	75.2%	
	19	HW 1				15.174	23.26	0.12	58.2	2454.4	12.6	1500	0.20	3298.0	1.8	74.4%	
Time of Concentration = 10min. + 350m / 1.20m/s / 60 sec.																	
Future Trione (Lavender Est.) - A39	STUB		20	6.73	0.60	4.038	4.038	14.86	0.16	74.7	838.4	12.7	975	0.20	1045.6	1.4	80.2%
To SWMP	20	21				4.038	14.86	1.47	74.7	838.4	120.0	975	0.20	1045.6	1.4	80.2%	
To SWMP	21	22				4.038	16.33	0.42	71.1	797.4	34.4	975	0.20	1045.6	1.4	76.3%	
To SWMP	22	23				4.038	16.76	0.72	70.1	786.5	61.7	1050	0.20	1274.0	1.4	61.7%	
To SWMP	23	24				4.038	17.48	0.10	68.5	768.7	8.7	1050	0.20	1274.0	1.4	60.3%	
Future Condo Block - A40	STUB		24	1.93	0.65	1.255	1.255	12.00	0.07	83.2	290.0	5.8	600	0.40	405.1	1.4	71.6%
To SWMP	24	HW 2				5.293	17.58	0.11	68.3	1004.3	9.6	1050	0.20	1274.0	1.4	78.8%	

SCALE - 1:2000

SEE BELOW FOR CONTINUATION



5 REVISED LOT & BLOCK NUMBERS 2017-11-08 MW 4 REVISED MANHOLES 2017-08-23 MW 3 REVISED PER M.O.E. COMMENTS 2017-07-13 DUL 2 ISSUED FOR M.O.E. APPROVAL 2017-07-04 JC 1 REVISED BLOCK NUMBERS AND STREET NAMES 2017-04-28 SJ 0 ISSUED FOR REVIEW 2017-03-31 JC # REVISION DATE INIT	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 BARS 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 JC DESIGN AK CHECKED BY DL APPROVED BY	 UPPER CANADA CONSULTANTS ENGINEERS / PLANNERS 261 Martindale Road Unit #1 St. Catharines, ON L2W 1A1 Phone: (905) 688-9400 Fax: (905) 688-5274	OWNERS HERT INC. 273 Welland Rd Fenwick, ON L0S 1C0	SAFFRON MEADOWS TOWN OF PELHAM STORM DRAINAGE AREA PLAN	CONSULTANT FILE No. 0478 DATE 2017-11-08 PRINTED 2017-12-13 SCALE 1:1000 m REF No. DWG No. 0478-STMDA REV 5
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April 1, 2019

BY EMAIL ONLY

Files: D.11.06.SD-18-018
D.10.06.OPA-18-025
D.18.06.ZA-18-067

Mr. Curtis Thompson
Development Planner
Community Planning & Development
The Town of Pelham
20 Pelham Town Square
Fonthill, ON, L0S 1E0

Dear Mr. Thompson:

**RE: Regional and Provincial Comments
Saffron Meadows Phase 3 – Submission 2
Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments
Town File Nos.: 26T19-022018, OP-AM-03-18, & AM 04-18
Owner: Hert Inc.
Agent: Upper Canada Consultants (Jennifer Vida)
Port Robinson Road (South Side) – West of Rice Road
Town of Pelham**

Regional Development Planning staff has reviewed the information circulated with the resubmission for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment for lands known as Saffron Meadows Phase 3, in the Town of Pelham. The proposed applications will permit the construction of 407 dwelling units (135 single detached dwellings, 36 semi-detached dwellings, 110 street townhouses, and 126 condominium townhouses), and will provide blocks for parkland, a naturalized channel, environmental protection, and road widening, day lighting triangles and 1 foot reserves, and public roads. The subject lands are approximately 29.31 hectares in size.

Regional Planning provided comments on the first submission of the applications in a letter dated August 8, 2018. The following additional comments are provided to assist the Town in considering the revised submissions.

Provincial and Regional Planning Policies

Please refer to Regional comment letter dated August 8, 2018.

Archaeological Resources

Please refer to Regional comment letter dated August 8, 2018.

Core Natural Heritage System

Regional Environmental Planning staff have reviewed the Environmental Impact Study (EIS) for Saffron Meadow Estates Phase 3 prepared by Beacon Environmental Limited (dated January 2019). The EIS appears identical to the previous report dated April 2018, with the exception of revisions to the Draft Plan of Subdivision (Appendix 5) which do not impact environmental features. As such, further to Regional comments dated August 8, 2018, staff are satisfied that the proposed subdivision may be permitted, subject to the mitigation measures noted in the EIS Section 6.2 and recommended as conditions of approval below. Regional Environmental Staff note that mitigation measures noted in Section 6.2 of the EIS include permanent rear lot fencing, signage, grading and surface water controls, construction fencing, sediment and erosion control measures and timing of construction.

Regional staff is not opposed to the proposed Zoning By-law application subject to Block 182 being zoned Environmental Protection Area (EPA) or similar zoning which achieves the same level of protection. Furthermore, the Region requires that a Landscape Planting Plan, prepared by a full member of the Ontario Association of Landscape Architects (OALA), be submitted to for review and approval to illustrate how Blocks 179 and 180 (i.e., the watercourse corridor) will be adequately vegetated with riparian plantings. Regional Environmental Planning Staff recommended that the Plan consider plantings within the woodland buffer along the boundary of Block 182 to further discourage human intrusion into the woodland. In this regard, a condition in the appendix is included in the subdivision agreement.

Please note that the Niagara Peninsula Conservation Authority (NPCA) continues to be responsible for the review and comment on planning applications related to their regulated features. As such, the NPCA should be consulted with respect to any requirements under NPCA Regulations.

Regional Engineering / Technical Comments

Servicing

Please refer to Regional comment letter dated August 8, 2018.

Stormwater Management

Please refer to Regional comment letter dated August 8, 2018.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are not exceeded:

- No limit blue/grey containers;
- No limit green containers; and,

- 1 garbage container per unit.

Based on review of the Draft Plan of Subdivision by Upper Canada Consultants (dated April 12, 2018), Regional staff note the proposed temporary dead-end roads (i.e. Acacia Road, Street A, Street B, Walker Road). These dead-end roads, and any dead-end roads resulting from development stages/phases, shall require temporary turn-arounds for all units fronting the noted roadways, west of Street C, to be eligible for waste collection until such time that the adjacent subdivision is completed and/or through passage is enabled. A condition of approval has been requested to require temporary turnaround facilities for these streets, with easements provided in favour of the Region if the turnaround facilities are located on private property.

Condominium Blocks

The agent submitted preliminary site plans illustrating the private road layout and townhouse units of Blocks 177 and 178. Condominium townhouse developments are able to receive internal curbside garbage collection through the Region. In order for this service to be provided, the developer/owner shall comply with the Niagara Region's Corporate Policy for Waste Collection and complete the Application for Commencement of Collection and an Indemnity Agreement. The forms and policy can be found at the following link: www.niagararegion.ca/waste.

- Block 177
 - Due to proposed internal roadway design, Regional waste collection staff require the inclusion of waste collection pads for Units 1, 2, 9, 10, 17, 18, 34, 35. These collection pads should be placed close to corners of the internal roadway intersections.
- Block 178
 - Regional waste collection staff have reviewed the submitted site plan and note the requirement of waste collection pads for Units 1-4, 65-72, and 86. Further, staff request that the applicant include waste collection pads for Units 5, 73 and 85 so waste collection trucks can make complete loops and negate the need for any reverse motion.

Regional Bicycle Network

Please refer to Regional comment letter dated August 8, 2018.

Septic Decommissioning

Regional staff acknowledge that private septic systems may exist on the existing lots that are encompassed in the subdivision plan, prior to the construction of the Town sewer on Port Robinson Road. The Region does not have a record of the decommissioning of the system. Therefore, the owner shall confirm that all systems were decommissioned.

Conclusion

Regional Planning and Development Services staff is not opposed to the proposed Draft Plan of Subdivision, and Official Plan Amendment applications, subject to the conditions of draft approval listed in the attached Appendix, and the satisfaction of any local requirements. Regional staff is not opposed to the proposed Zoning By-law application subject to Block 182 being zoned Environmental Protection Area (EPA) or similar zoning which achieves the same level of protection.

If you have any questions or wish to discuss these comments, please contact myself at ext. 3518 or Aaron Butler, MCIP, RPP, Senior Development Planner at ext. 3264.

Please send a copy of Council's decision on this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex', with a long horizontal stroke extending to the right.

Alexsandria Pasquini
Development Planner

cc: Mr. Aaron Butler, MCIP, RPP, Senior Development Planning, (Niagara Region)
Ms. Susan Dunsmore, P. Eng., Manager Development Engineering (Niagara Region)
Ms. Jennifer Whittard, Manager of Environmental Planning (Niagara Region)
Mr. David Deluce, MCIP, RPP, Senior Manager, Plan Review & Regulations, (NPCA)

**Appendix
Conditions of Approval
Draft Plan of Subdivision
Saffron Meadows Phase 3, File No. 26T19-022018
Town of Pelham**

1. That the subdivision agreement between the owner and the Town contain the following clause:

"Should deeply buried archaeological remains/resources be found on the property during construction activities, the Heritage Operations Units of the Ontario Ministry of Tourism, Culture and Sport in London (519-675-7742) and [owner's licensed archaeological consultant] shall be notified immediately. In the even that human remains are encountered during construction, the owner shall immediately notify the police or coroner, the Registrar of Cemeteries of the Ministry of Small Businesses and Consumer Services in Toronto (416-326-8392), the Ministry of Tourism, Culture and Sport, and the owner's licensed archaeological consultant."
2. That the owner submit a Landscape Planting Plan, prepared by a full member of the Ontario Association of Landscape Architects (OALA), shall be submitted to the Region for review and approval to illustrate how Blocks 179 and 180 (i.e., the watercourse corridor) will be adequately vegetated with riparian plantings. It is recommended that the Plan also consider plantings, perhaps native thorny species, within the woodland buffer along the boundary of Block 182 to further discourage human intrusion into the woodland. The subdivision agreement shall include a clause whereby the owner agrees to implement the Landscape Planting Plan(s).
3. That the owner agrees in the subdivision agreement that no construction activity shall be allowed to occur during the month of June (bat maternity roosting season) in any year within 30 m of the forest edge in order to reduce disturbance to rare bat species.
4. That the owner agrees in the subdivision agreement that prior to site alteration and construction, filter fabric and paige wire fencing be installed at the 10 m setback from the dripline of the woodland edge along Block 182.
5. That the owner agrees in the subdivision agreement to install permanent rear-lot fencing along Blocks 153, 155 and 156 adjacent to the woodland edge. A no-gate bylaw is recommended to reduce human encroachment and limit the movement of pets into the adjacent natural areas.
6. That the owner agrees in the subdivision agreement to install appropriate signage along the perimeter of open space Block 182 that states that cutting of vegetation within the woodland is prohibited and pets are not allowed.
7. That the applicant submit a Functional Servicing Review signed and stamped by a professional engineer (for Stormwater Management control confirmation) to the Niagara Region for review and approval.

8. That prior to approval of the final plan or any on-site grading, the owner shall the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment and Climate Change documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to the Niagara Region Planning and Development Services Department for review and approval:
 - a. Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site;
 - b. Detailed erosion and sedimentation control plans.

NOTE: The above plans and drawings shall also implement the design mitigation measures and construction mitigation measures (e.g., grading plan, surface water control plan, sediment and erosion control, and permanent and temporary fencing) contained in the Environmental Impact Study prepared by Beacon Environmental Limited (dated January 2019), to the satisfaction of Niagara Region Environmental Staff.

9. That the subdivision agreement between the owner and the Town contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with the previous condition.
10. That the subdivision agreement between the owner and the Town contain provisions whereby the owner ensures that all streets and development blocks can provide an access in accordance with the Regional Municipality of Niagara Corporate Policy and Corporate Procedure for Waste Collection, and by-laws relating to the curbside collection of waste.
11. The owner shall provide temporary turnaround facilities for waste collection purposes at the proposed termini of Acacia Road, Street A, Street B and Walker Road, until such time that the adjacent subdivision is completed and/or through passage is enabled. The required temporary turnaround facilities shall have a minimum curb radii of 12.8 metres in compliance with the Regional Waste Collection Policy, and shall be subject to easements in favour of the Region if located in whole or in part on private property.
12. That the owner ensure that all streets and development blocks can provide an access in accordance with the Regional Municipality of Niagara Corporate Policy and Corporate Procedure for Waste Collection, and by-laws relating to the curbside collection of waste.
13. That the owner submit a written acknowledgement to the Niagara Region Planning and Development Services Department that draft approval of this subdivision does not include a commitment of servicing allocation by the Regional Municipality of Niagara as this servicing allocation will be assigned at the time of registration and any pre-servicing will be at the sole risk and responsibility of the owner.
14. That the owner submit a written undertaking to the Niagara Region Planning and Development Services Department that all offers and agreements of Purchase and Sale,

which may be negotiated prior to registration of this subdivision, shall contain a clause indicating that a servicing allocation for this subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the Town.

15. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for the sanitary and storm drainage systems required to service this development and obtain Ministry of the Environment Compliance Approval under the Transfer of Review Program.
16. That owner to provide documentation for review and approval to the Region confirming that the all private septic systems currently on the subject lands have been decommissioned.

Notes:

1. Prior to granting final plan approval, the Town must be in receipt of written confirmation that the requirements of each condition have been met and all fees have been paid to the satisfaction of the Niagara Region.
2. Prior to final approval for registration, a copy of the executed subdivision agreement for the proposed development should be submitted to the Niagara Region for verification that the appropriate clauses pertaining to any of these conditions have been included.

NOTE: The Niagara Region recommends that a copy of the draft agreement also be provided in order to allow for the incorporation of any necessary revision prior to execution.

3. In order to request clearance of the above noted Regional conditions, a letter outlining how the conditions have been satisfied, together with all studies and reports (two hard copies and a PDF digital copy), the applicable review fee, and the draft subdivision agreement shall be submitted to the Niagara Region by the applicant as one complete package, or circulated to the Niagara Region by the Town of Pelham.

Curtis Thompson

From: David Deluce <ddeLUce@npca.ca>
Sent: April 16, 2019 3:51 PM
To: Curtis Thompson
Cc: Alexandria Pasquini (alex.pasquini@niagararegion.ca)
Subject: RE: Request for Comments - Draft Plan of Subdivision Resubmission (Saffron Meadows Ph.3) (26T19-020-18)

Follow Up Flag: Follow up
Flag Status: Completed

Hi Curtis,

Our original comments of July 3, 2018 remain applicable, particularly the recommended Conditions of Draft Plan Approval. We have no objections to the revised plan. Let me know if you have any questions.

Regards,

David Deluce, MCIP, RPP
Senior Manager, Plan Review & Regulations
Niagara Peninsula Conservation Authority (NPCA)
250 Thorold Road West, 3rd Floor, Welland, ON, L3C 3W2
905-788-3135, ext. 224
ddeLUce@npca.ca
www.npca.ca

From: Curtis Thompson <CThompson@pelham.ca>
Sent: April 15, 2019 11:35 AM
To: David Deluce <ddeLUce@npca.ca>
Subject: FW: Request for Comments - Draft Plan of Subdivision Resubmission (Saffron Meadows Ph.3) (26T19-020-18)

Hi David,

I have not received any updated comments from the NPCA regarding Saffron Meadows Ph.3 resubmission. I know that you had no objections (subject to conditions) in your original set of comments. Are you able to confirm whether these still apply?

Thanks,



**Curtis Thompson, B. Urban
Planner**
Community Planning &
Development

e: cthompson@pelham.ca
p: 905.892.2607 x324
pelham.ca

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

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From: Curtis Thompson

Sent: March 8, 2019 3:51 PM

To: Derek Young <DYoung@pelham.ca>; Jason Marr <jmarr@pelham.ca>; Bob Lymburner <BLymburner@pelham.ca>; Mike Zimmer <MZimmer@pelham.ca>; Jason Longhurst <jlonghurst@pelham.ca>; Alex Pasquini@niagararegion.ca (<alex.pasquini@niagararegion.ca> <alex.pasquini@niagararegion.ca>; Dev Planning Applications - Region (<devtplanningapplications@niagararegion.ca> <devtplanningapplications@niagararegion.ca>; David Deluce (<ddeluce@npca.ca> <ddeluce@npca.ca>; Sue Mabee (<sue.mabee@dsbn.org> <sue.mabee@dsbn.org>; Scott Whitwell (<scott.whitwell@ncdsb.com> <scott.whitwell@ncdsb.com>

Cc: Barbara Wiens <BWiens@pelham.ca>; Shannon Larocque <slarocque@pelham.ca>

Subject: Request for Comments - Draft Plan of Subdivision Resubmission (Saffron Meadows Ph.3) (26T19-020-18)

Hello,

We are in receipt of a 2nd resubmission for Draft Plan of Subdivision Approval (26T19-020-18) for the lands referred to as **Saffron Meadows Phase 3** in Fonthill.

The submitted material is downloadable via the *Dropbox Link* below and includes:

- Draft Subdivision Plan
- FSR Drawing Set
 - Water Distribution Plan
 - Sanitary Drainage Plan
 - Storm Drainage Plan
 - Overall Stormwater Management Plan
- Neighbourhood Master Plan
- Active Transportation Plan
- EIS (Jan 2019)
- Planning Justification Report (November 2018)
- Function Servicing Report (March 2019)

Hardcopies will also be provided.

<https://www.dropbox.com/sh/opmjghr1oous6mo/AABW0JmIQFPcCqNRYXl7avva?dl=0>

Comments would be appreciated by **Monday, April 1st, 2019**. If you have any questions, or require additional material, please let myself, or Shannon Larocque know.

Thank you,



Curtis Thompson, B. Urban
Planner
Community Planning &
Development

e: cthompson@pelham.ca
p: 905.892.2607 x324
pelham.ca

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

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August 16, 2018

File Numbers: 26T19-02-18 (Draft Plan of Subdivision)
OP-AM-03-18 (Official Plan Amendment)
AM-04-18 (Zoning By-law Amendment)

EMAIL ONLY (jvida@ucc.com)

Hert Inc.
c/o Jennifer Vida – Upper Canada Consultants
3-30 Hanover Drive
St. Catharines, ON L2W 1A3

**RE: Saffron Meadows Phase 3 development
162 Port Robinson Road
Part of Thorold Township Lot 171-172, and Part 1 on RP 59R-3218
Roll No. 2732 030 020 07600 + 2732 030 020 08700**

Below is the 1st round of consolidated comments provided regarding your development applications. Please ensure that all plans coordinate with each other and are updated accordingly. For any corrections, all related drawings and reports shall also be revised. Detailed comments are as follows.

Town Planning Comments

In summary, Planning staff has few, but important issues that should be worked through as part of the resubmission before proceeding to a Public Meeting. Of these, we have tried to clearly outline in detail what these specific issues are by offering suggestions. We also wish to note that the requirements for a revised Neighbourhood Master Plan (see Official Plan & Pre-Consultation Notes), if deviating from the Demonstration Plan significantly, must be addressed as part of the Planning Impact Analysis and not just in the Functional Servicing Report.

1. Land Use

Deviating away from medium density residential uses to a lower density housing type conflicts with various planning policies that are grounded on efficiently using finite urban land and the strategic distribution of certain land uses. Town Planning staff understands that higher densities have been proposed in some of the low density designations throughout the subject land which is permitted, and not necessarily the concern as the overall density is achieved.

- Pg. 24 of the Planning Justification Report indicates *the purpose of the land use adjustment is to accommodate the realigned storm channel.*
 - This does not explain why townhouses are designated east of the park or west of the townhouses fronting Street C? Please address.
- By eliminating (medium density) townhouses along the Street C corridor south of the park, directly ignores the strategic planned distribution of a compact, urban built form along one of the few neighbourhood Collector Roads which is clearly illustrated on Schedule A5 and Appendix A.
- Part of the planning justification for proposing low density single detached dwellings along the Street C corridor is that it will result in fewer curb cuts and driveway aprons.

From the Department of

- Planning staff can appreciate the desire to reduce curb cuts and driveway aprons along a collector road by replacing townhouses with singles. However, townhouses are proposed immediately north of this site (or west of the park) and would be front-loaded driveways anyways, contrary to the Planning Justification Report. Planning staff recommend a rear lane be provided for the length of the Street 'C' corridor and the singles be reverted back to townhouses with zero driveway aprons, except those necessary to serve any laneways.
- The dwellings flanking Street C, north of Walker Rd and south of the park are not fronting Street C, as per Appendix A. These lots are designated as 'cap end' lots, meaning they should be rotated 90° and directly front the Neighbourhood Collector Street.

Re: Section 3.2.2 – Townhouses

- "Townhouses shall, whenever possible have rear lane garages to reduce visual impact of garages on the street."
 - Planning staff suggest rear lanes be provided for all townhouses and other dwelling units fronting Street C in order to improve sidewalk, cyclist and vehicle safety by reducing numerous conflict points at driveway aprons. Also, the uninterrupted boulevard will allow for more on-street parking, additional street trees and boulevard green space which together, aid in traffic calming and healthier communities. Rear yard privacy is enhanced and laneways provide an alternative to registering several easements on various properties to allow for maintenance and yard access. Please address.

2. Street Network

Various connections of the Secondary Plan's street grid found on Appendix A – Demonstration Plan are not presented. Most of these connections are not considered minor and should be provided for as public access ways.

- By neglecting parts of the street grid, (Appendix A – Demonstration Plan), the compromised transportation network limits the number of alternative travel routes to disperse traffic volume. Remaining routes of travel become artificially long, circuitous and unnecessarily overloaded with greater traffic volume. The fewer connections provided results in more concentrated and unfavourable traffic impacts on the remaining available streets. The *dendritic* transportation model (branch like) has proven to be inefficient at moving people and cars, negatively distorts land value, and is proven to be less safe when it comes to collisions and overall human health versus connected street networks with higher intersection density.
- Please address.

Re: Blocks 177-178

- Page 25 of the Planning Impact Analysis notes that the townhouse condominium units proposed north of the storm channel *offers a different type of home ownership which appeals to a different sector of the market.*
- It should be noted that if the entirety of these lands become two separate condominium developments, public mobility through the Secondary Plan will be adversely impacted due to limited public access caused by eliminating a potential travelled streets and / or lanes. Notwithstanding the provision of future sidewalks / trails being included, much is lacking from an overall transportation mobility perspective. Please address.
- The proposal for these lands is not considered to be a *permeable transportation network* (Section 3.1.1 – Appendix B) because through traffic / mobility is restricted due to private condominium lanes. Though a future draft plan of subdivision application may come forward and fulfill the essential connectivity, this is not apparent in the proposal. Please address.

Re: Street E

- Planning staff question the need for a looping public road (Street E) to be provided in the south which won't serve a larger connective purpose other than for the 25 dwelling units it serves. This

development area is fairly constrained in geography with limited developable area due to the Environmental Protection Areas (EPA) to the south. In keeping with the Planning consultant's comments, Planning Staff suggests these lands be designated as a block for future condominium development because condominiums are better suited and most effective on physically constrained sites. The site is geographically private in nature as it backs onto an EPA and offers no larger transportation value. These ingredients better reflect the comments on Pg. 25 of the Planning Impact Analysis surrounding the diversity for a market and household type of condominium tenure. Overall, these lands are more appropriate for condominium style development than the entirety of Blocks 177-178 which lack public street connectivity.

Re: Tirone Street

- Contrary to the Demonstration Plans (Appendix A), at least 1 road connection is missing which would directly link Street A to Walker Road. It should be noted that the Demonstration Plan provided for 4 (four) north-south local roads connecting into the (Walker Road) collector in between Rice Road and Street C. Saffron Meadows Phases 1-2 only provided for 1 connection, the Street C realignment can be considered a 2nd connection, but a 3rd / 4th has not been provided in this Draft Plan. The pre-consultation notes state the applicant's lack of desire to provide a 2nd connection (of Tirone Street) over the storm channel, to which no agency objected. However, the balance of the street network should still be provided in a form consistent with the Official Plan. The principle to maintain some form of integral street grid is critical to the overall success of East Fonthill. As a result, Planning Staff suggest Tirone Street be extended southward to link at Walker Road.

Re: Street B / Dekorte Street

- Contrary to the Demonstration Plans (Appendix A), at least 1 road connection is missing to the west. Based on the overall neighbourhood plan in the Functional Servicing Report, the most logical connection is to extend Street B directly west connecting to the future developable lands.
- Planning staff concur in principle with the Planning consultant's desire to reduce curb cuts along the Street C corridor. However, this preference was used to justify proposed side flanking single detached lots south of Acacia Road but disregarded the proposed front-loaded townhouses of Blocks 165, 170-171 & 176.
 - Planning staff suggest a connection be extended westerly in accordance with the Demonstration Plan and either Street B be rotated, or, a rear laneway be provided to service the townhouse blocks (noted above) which front Street C.

Re: Connection to Kunda Park Phase 4 (Overall Neighbourhood Master Plan – See Functional Servicing Report)

- Contrary to the Demonstration Plans (Appendix A), one (1) road connection is missing that would connect Kunda Park Phase 4 with East Fonthill, over the existing Steve Bauer Trail. This street connection is important as the distance between Port Robinson Road and Merrit Road is over 1km in length. A pedestrian / multi-use path connection is not satisfactory. Please address.

3. Development Surrounding the Park

- Town Planning staff is supportive of having single detached dwellings flank the southern limits of the proposed park only if the units are rear-loaded, designed to 'front' the public park and served by a public walkway. The same public walkway has also been identified as part of Appendix A – Demonstration Plan for Active Transportation. These 'front-facing' dwelling types have also been symbolically placed throughout the Urban Design Guidelines in various pictures.
- Front-facing dwellings provide *eyes-on-the-park* which enhances neighbourhood safety by providing greater exposure to public spaces which might otherwise be hidden from neighbours as a natural-surveillance mechanism.

Town Planning Policy

Official Plan

Re: Policy B1.7.3.1 – East Fonthill development objectives:

- “To provide a hierarchy of collector and local roads that is based on a connected modified grid network that accommodates all modes of travel.”
 - See Town Planning Comment #2

Re: Policy B1.7.4

- “All development within the East Fonthill Secondary Plan Area shall be generally consistent with the Demonstration Plans (B1.7.4.1) & Urban Design Guidelines (B1.7.4.2). Adjustments and further refinements to the Demonstrations Plans & Urban Design Guidelines are anticipated and shall not require an Amendment to this Plan, provided that the intent and general design approach inherent to the Demonstration Plans are achieved to the Town’s satisfaction.”
 - See Town Planning Comment #1-2

Re: B1.7.4.4 – Crime Prevention through Environmental Design (CPTED)

- See Town Planning Comment #3

Re: B1.7.7.2 – General Policies

- “D) A Neighbourhood Master Plan will be prepared for each of the four Residential Neighbourhoods. The required Neighbourhood Master Plan shall include the entire neighbourhood as identified on Schedule A4, and shall include the following components: (among others) Road, Block & Land Use Plan and Servicing Plan.”
- “E) The Demonstration Plans (Appendix A) and the Urban Design Guidelines (Appendix B), may constitute the Road, Block and Land Use Plan, the Streetscape and Open Space Plan and the Urban Design Guidelines components of the Neighbourhood Master Plan, if the proposed development is generally consistent with these appendices, to the satisfaction of the Town.”
- “F) The Neighbourhood Master Plan shall form the basis of Draft Plan of Subdivision, implementing zoning, and / or Site Plan Approvals. Prior to development in any Residential Neighbourhood, the Town shall be satisfied that the Neighbourhood Master Plan has been completed, and all of the policies of this Plan have been appropriately fulfilled.”
 - Town Planning staff assumes the Neighbourhood Master Plan, submitted as part of the Functional Servicing Study (Pages 4-6) was included to address these policies. However, the proposal is not consistent with the Demonstration Plans, fails to include the entire neighbourhood and is not clear on proposed land uses. If a revised Neighbourhood Master Plan is necessary, it must be addressed in the Planning Justification Report while still ensuring conformity.
 - See Town Planning Comments.

Re: B1.7.7.4 – EF Medium Density Residential

- B1.7.7.4.1 b) In addition to the permitted used identified above, single and semi-detached dwellings may be permitted but may not constitute more than 15% of the total number of dwelling units within any individual draft plan of subdivision.
 - See chart below & attached calculation – total of 29% within EF Medium Density lands.

Re: B1.7.11.3 – Transportation

- B) (*General comment for information*) Right-of-way widths for public roads within East Fonthill shall be as follows:
 - Collectors 20-22m
 - Locals 16-20m
 - Lanes 7.5-9m

- C) A Comprehensive trails system is identified conceptually on the Demonstration Plan for Active Transportation (Appendix A). It is the intent of the Town to achieve this trails network through the approvals processes required to facilitate the Plan's development.
 - See Town Planning Comment #2-3

Re: D5.4.3.1 – Parkland Development Policies

- a) Parkland should have as much street frontage as possible and be open to view on as many sides as possible for safety purposes;
- c) Have direct and safe pedestrian access from adjacent residential areas and be designed to minimize any potential negative impacts on adjacent residential areas;
- d) Be accessible with limited or no barriers to active forms of transportation;
 - See Town Planning Comment #3

East Fonthill – Urban Design Guidelines (Appendix B)

Section 2.6.2 – Neighbourhood Parks

- Parks shall have significant road frontage
- Rear lotting adjacent to a park is discouraged
 - See Town Planning Comment #3

Section 3.1.1 – Blocks and Lots

- Developable lands shall be subdivided into a series of development blocks, defined by a highly interconnected grid, or modified system of public roads and lanes.
 - See Town Planning Comment #2
- Development block densities will reflect the road network hierarchy, which itself will respond to topography while providing a permeable transportation pattern.
 - See Town Planning Comment #2
- The size and configuration of each development block will facilitate and promote pedestrian / bicycle movement and provide a sufficient number and, where appropriate, range of building lots to achieve cost effective and efficient development.
 - See Town Planning Comment #1-2
- Each development lot in a block must have frontage on a public road or laneway.
 - Though Blocks 177 & 178 are proposed to both have frontage on Street C, the land consumed by such large, future draft plans of condominium will eliminate various public road connections and reduced interconnectedness. Planning staff suggest these lands be divided further into smaller blocks divided by public roads and, if desired, public lanes to reflect consistency and intent with the Official Plan. The design must also be considerate of neighbouring lands which may be developed in the future.

Section 3.1.4 – Building Relationship to Roads & Open Space

- Building layouts should be used to reduce the incidence of crime through the implementation of CPTED principles including natural surveillance, natural access control, territorial reinforcement and space assessment.
- Buildings located adjacent to, or at the edge of parks and open spaces will provide opportunities for overlook.
- The massing, siting and scale of buildings adjacent to, or along the edge of a park or open space will create a degree of enclosure or definition appropriate to the type of open space they enclose.
 - See Town Planning Comment #3

Section 3.2.2 – Townhouses

- Townhouses shall, whenever possible, have rear lane garages to reduce visual impact of garages on the street.
 - See Town Planning Comment #3

Planning Impact Analysis:

Re: Page 24 – storm channel realignment (B1.7.6)

- Planning staff can appreciate the reasoning behind the realigned storm channel and have no concerns in principle. However, the realignment results in a shift of land use designations / street network, now it is unknown how the lands to the west will integrate with the subject lands proposed layout without a revised overall Neighbourhood Master Plan (for Neighbourhood 2) being received to the Town's satisfaction.
 - Unless the draft plan of subdivision is redesigned to more accurately reflect Appendix A – Demonstration Plan, please submit an overall Neighbourhood Master Plan, taking into consideration the lands to the west and north, including Kunda Park Phase 4 with connections over the Steve Bauer Trail.
- The storm channel realignment also results in an elimination of ± 40m of designated rear-loaded townhouse frontage on both sides of Street C (totaling 80m of frontage or at least 18 rear-loaded townhouse dwelling units).
 - Please address this nonconformity in the Planning Impact Analysis.
 - Planning staff suggest replacing this lost built form on the balance of the Street C corridor running south. As the current draft plan suggests, the built form will actually change at least 4x beginning with; Rear-loaded townhouses → Side flanking singles → Front-loaded townhouses → Side flanking singles, in this order from north to south.
 - This conflicts with the Secondary Plan's intent which clearly illustrates the entire Street C corridor being flanked by generally one (1) built form, townhouses, and more particularly, rear-loaded townhouses.

Re: Page 24 – Neighbourhoods 2 & 3 density (B1.7.7.2)

- Official Plan requirement for Neighbourhood 2 = 53 PJ/H, Neighbourhood 3 = 43 PJ/H
- Applicant proposed overall = 46.9 PJ/H
 - Town calculated: Overall = 52 PJ/H
 - Neighbourhood 2 = 58 PJ/H
 - Neighbourhood 3 = 45 PJ/H
 - No issues for density requirements.

Re: Page 26 – Neighbourhood Master Plan policies (B1.7.7.2 d), e) and f))

- Town Planning staff disagrees in that the Road, Block and Land Use Plan is not generally consistent with the Demonstration Plan (Appendix A). – See Town Planning Comment #2.

Re: B1.7.7.3 & B1.7.7.4 (Pages 29-30) Townhouse / Single / semi-detached ratios

	Total # of dwelling units	Planning Impact Analysis Calculation	Planning Staff Calculation
EF – Low Density Residential (Max 60% townhouses)	306 <ul style="list-style-type: none"> • Semis = 41 • Singles = 117 • Towns = 148 	58%	48%
EF – Medium Density Residential (Max 15% single & semi-detached)	101 <ul style="list-style-type: none"> • Semis = 11 • Singles = 18 • Towns = 72 	42%	29%

Re: Page 30-31

- The subject Official Plan Amendment is to increase the amount of low density residential uses in the medium density residential designation.
 - Despite the overall density targets being achieved, the redistribution of medium & low density residential land uses may have an adverse impact on traffic patterns when combined with the proposed disconnected street network – please revise the plans and / or address further in the Planning Justification Report.
 - This increase of low density in the medium density designation contradicts the Official Plan because the East Fonthill Secondary Plan is principled on *Smart Growth* that recognizes and responds to the policy initiatives of the Province and Region while establishing a comfortable and attractive community with a full range of housing types. In other words, the land use designations were strategically distributed along a particular street and block pattern, notably the collector roads.
 - See Planning Comment #1.

Re: Page 34 – Public Parkland (B1.7.9.4)

- Appendix A – Demonstration Plan identifies a Parkette Linkage in the southeast quadrant of the developable subject lands. The parkette is designated approximately where Block 156 is proposed.
 - Please address this inconsistency.

Summary of Agency / Town Department Comments

Niagara Peninsula Conservation Authority

- See attached for detailed comments.
- No objection (in principle) to the realignment of Tributary A. Details such as natural channel design and riparian plantings can be addressed through an NPCA Work Permit.
- No objections subject to rezoning the PSW / 30m buffer to an Environmental Protection zone category and the recommended Conditions of Draft Plan Approval.

Regional Municipality of Niagara

See attached for detailed comments and conditions.

- No objections, subject to conditions.

Department of Fire & By-law Services

- No comments.

Department of Public Works & Utilities

See attached for detailed comments.

Re: Sanitary Sewer

1. Confirm the existing sanitary sewer on Port Robinson Road and the three proposed 200mmØ sewers on the east side of the development will have sufficient capacity to support the proposed development.
2. No proposed elevations have been provided for the development. As such, we ask that the consultant confirm that the existing stubs on Port Robinson Road and the proposed stubs on the east side of the development are low enough such that sanitary wastewater from new subdivision can be sent via gravity sewer to these connection points.
3. Page 2 of the Functional Servicing Study indicated that Block 177 will be serviced by a proposed 250mmØ sanitary sewer on Street 'C'. However, drawing 0478-Sanitary shows an existing 250mmØ sanitary stub at elevation 185.9 and an existing 375mmØ sanitary stub at elevation 187.70, both on Port Robinson Road. We assume the proposed 250mmØ sewer will connect to the existing 250mmØ stub. – Please confirm.
4. Submit a sanitary sewer design sheet for review.

Re: Storm Sewer

1. We request that a storm sewer design sheet specific to Phase 3 be submitted for review.

Re: Environmental Impact Study

1. None of the block numbers or land areas listed in the 1st and 2nd paragraphs of Page 25 of Section 5 are consistent with those indicated in the Draft Plan of Subdivision – Drawing No. 1541-DP, except for the area indicated for the southern portion of the subject lands supporting EP1 and PSW. Please revise accordingly.
2. The 3rd sentence of Section 6.1.1 state that Block 146 through 149 will lie adjacent to the EP1 forest edge. According to the Draft Plan of Subdivision, Drawing No. 1541-DP, it will be development blocks 153 through 156. Please revise accordingly.

Re: Functional Servicing Study

1. The 1st page indicates 128 proposed single detached dwellings; the Draft Plan of Subdivision indicates 135. Please revise accordingly.
2. In the 2nd sentence of the 2nd paragraph under 'Sanitary Servicing', it references Block 170 & 171. This appears to be incorrect as the two condominium blocks are Blocks 177 & 178.
3. The paragraph on Page 3 under 'Stormwater Management' is somewhat unclear. Based on a review of the drawing entitled 'Overall Storm Drainage Areas', it appears that storm sewer flow and overland flows from the portion of the proposed development south of the realigned channel will be conveyed to the South SWMF while storm sewer flow and overland flows from the portion of the proposed development north of the realigned channel will be conveyed to the North SWMF. Please confirm.

Building Department

- No comments

Bell Canada

- Standard Agreement clauses.

Enbridge Gas Distribution

- No objections. (standard easement / agreement requirements)

Hydro One

- No comments or concerns at this time.

Canada Post

- See attached for detailed comments.

Please indicate in writing, how each comment is addressed in the revised submission.

Please provide digital copies of the updated plans and two (2) paper copies.

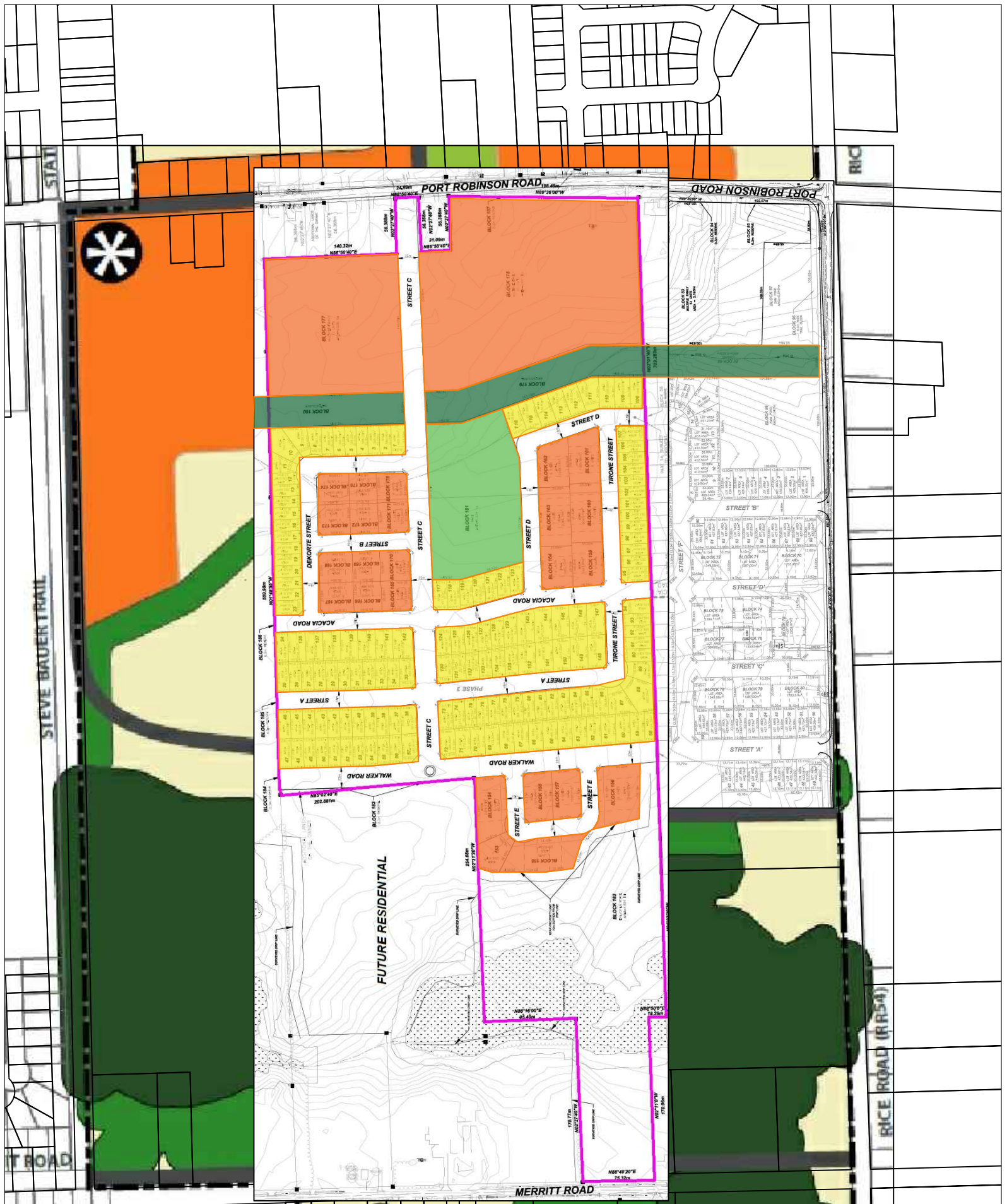
We're happy to meet with you to go over the comments in detail should you prefer. If you have any questions or concerns, please contact myself or Barb Wiens.

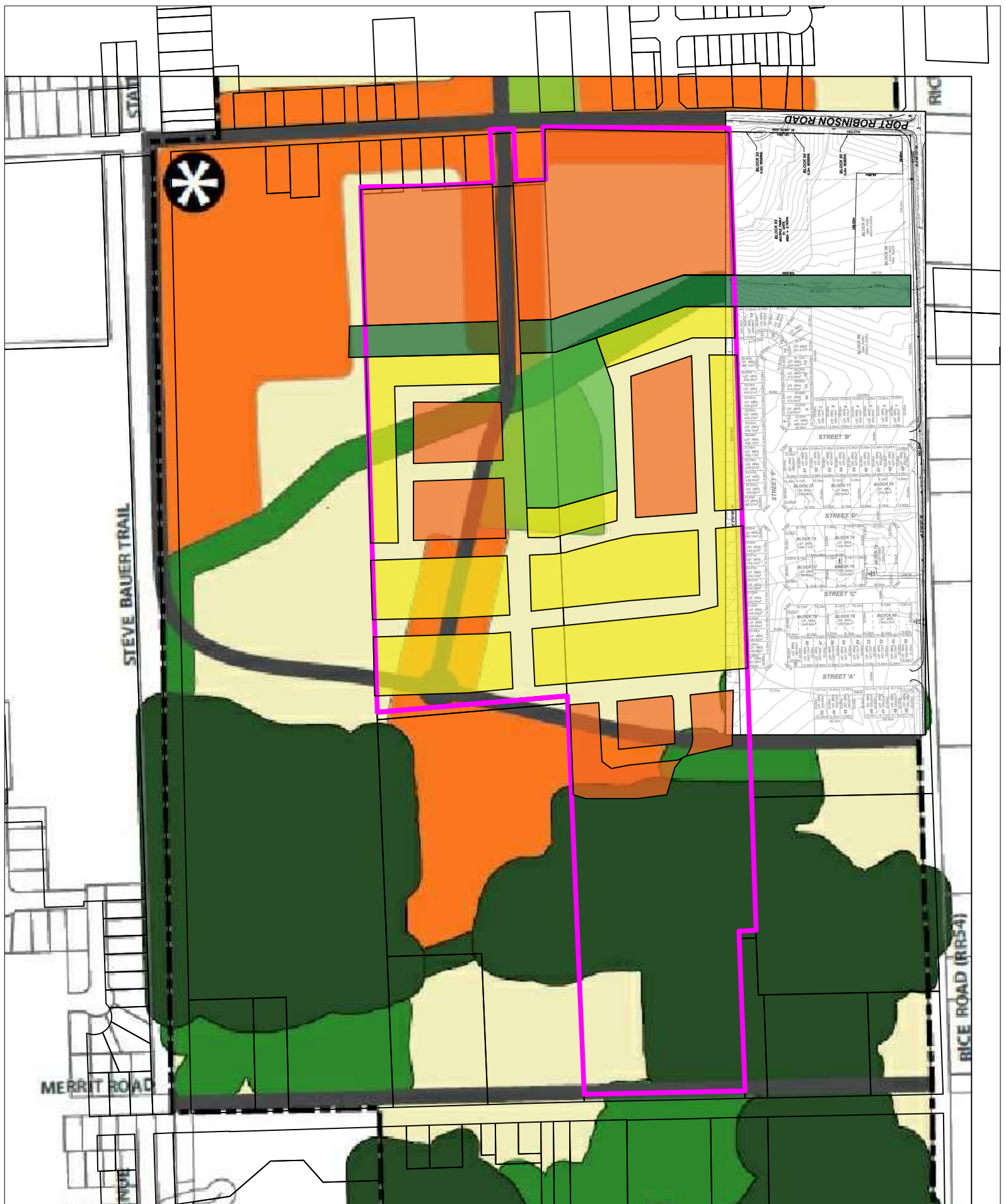
Sincerely,

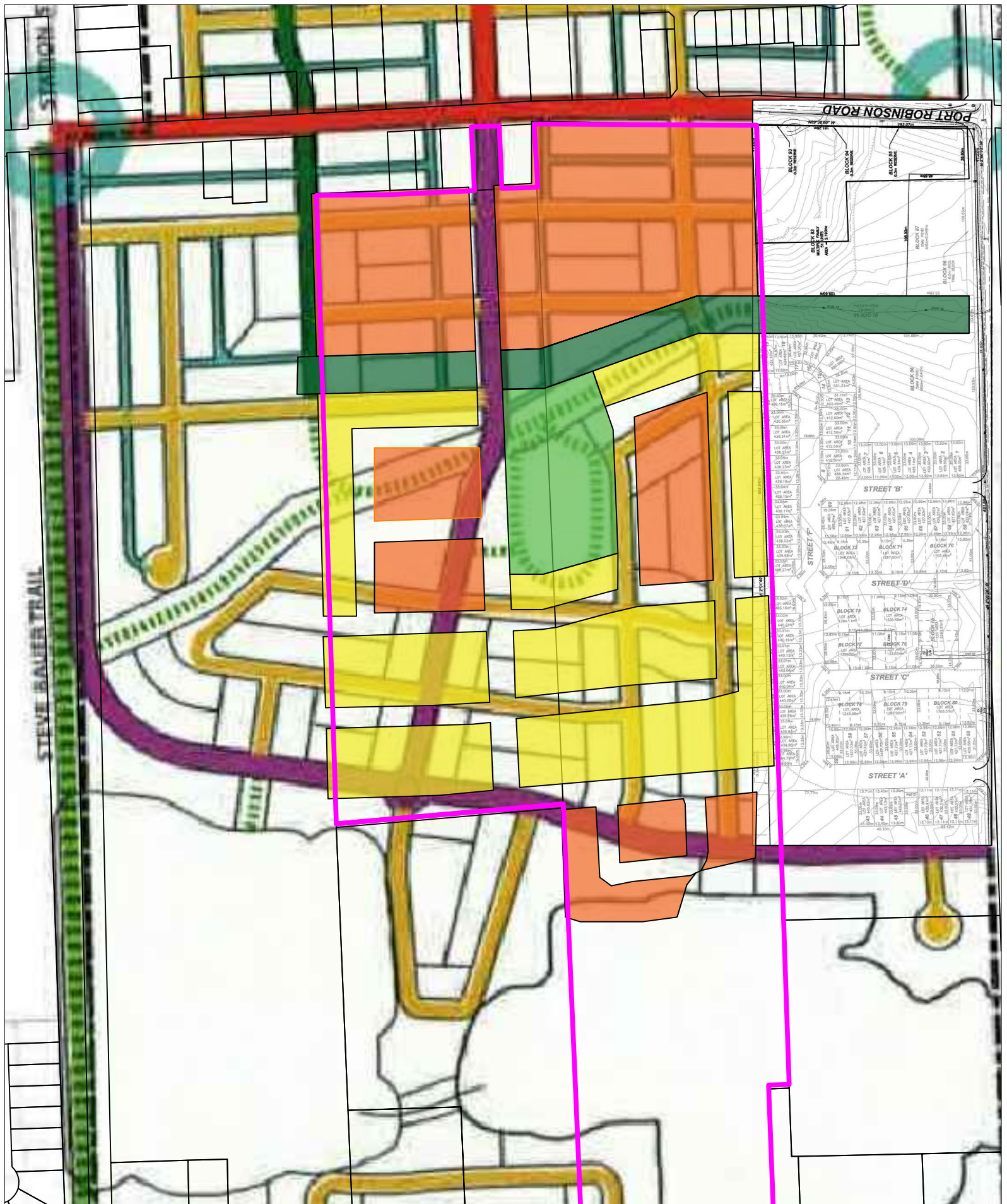


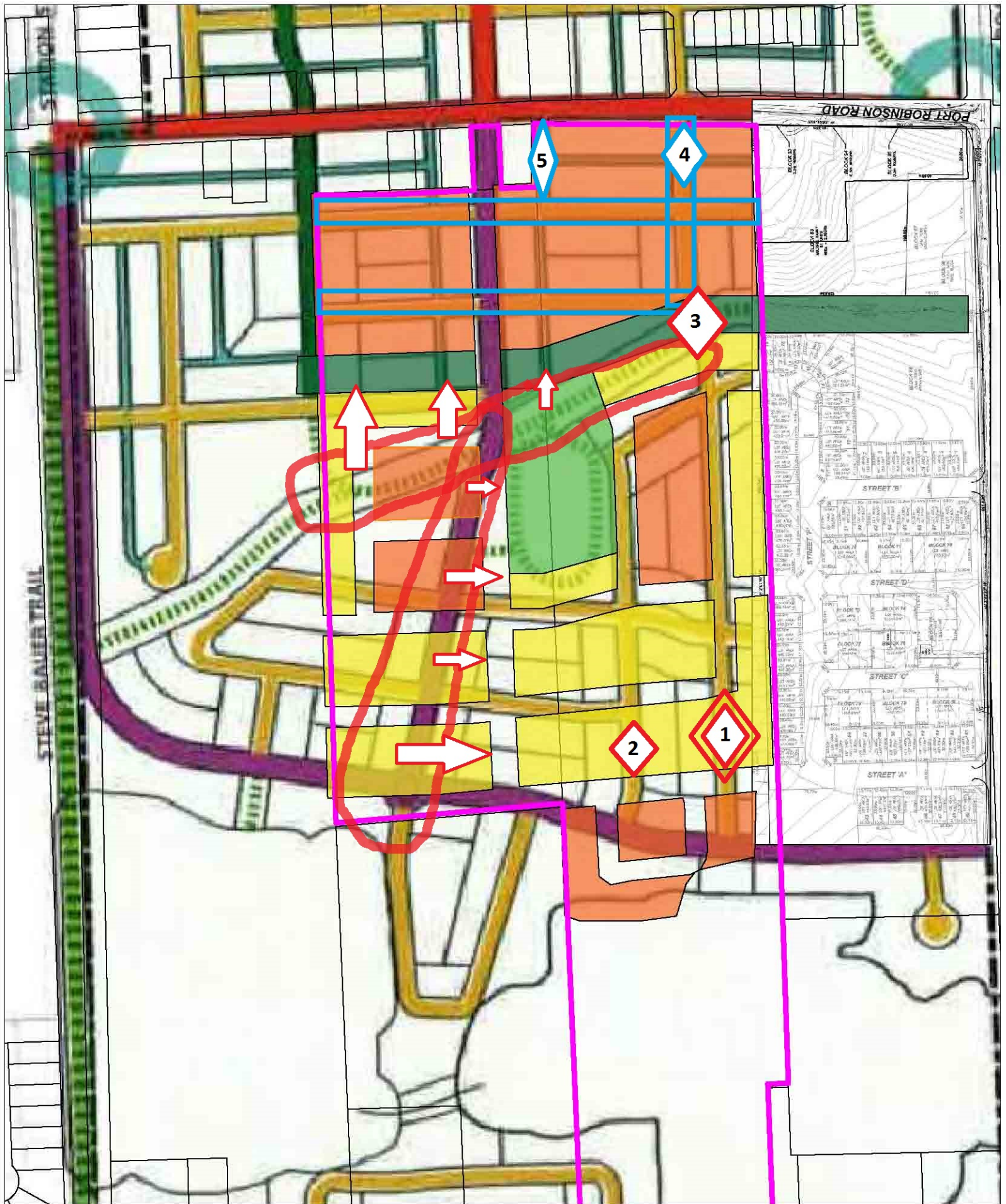
Curtis Thompson,
Planner, B.URPI

C: Barb Wiens, MCIP RPP - Director of Community Planning & Development
Derek Young, - Manager of Engineer
Richard Wilson, MCIP RPP – Senior Development Planner, Niagara Region











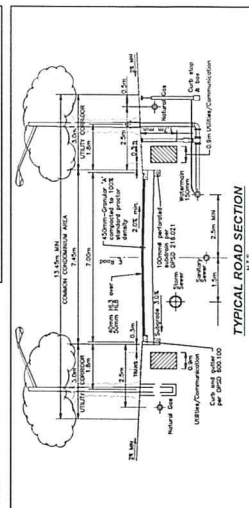
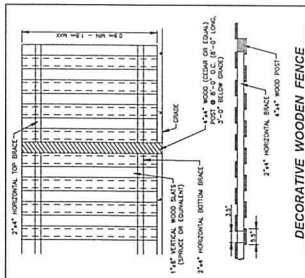
49 + 23	Town5	72
61 + 5	semi5	11
18	Singles	18
		101 100%

EF-Medium Density

EF-LOW Density

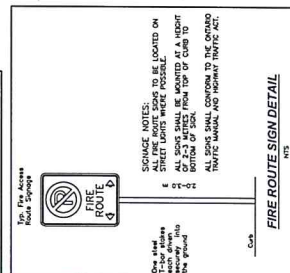
~~35~~
~~14~~
~~49 + 58~~

Town5	148
semi5	31
Singles	117
	296 100%



LEGEND

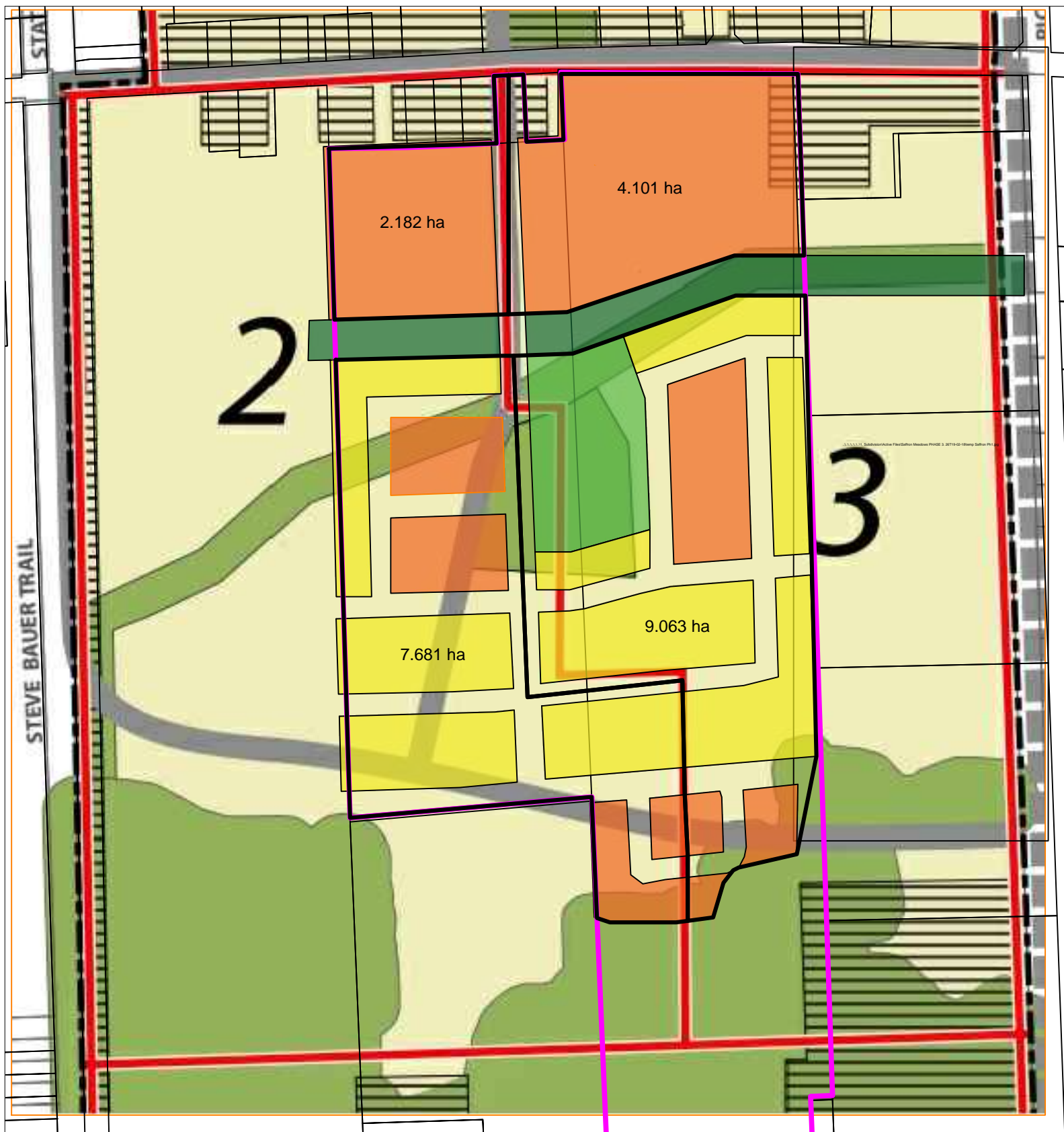
WV	EX WATER VALVE
MS	EX MISTANT
CO	EX COUCHMAN
SM	EX SMOKE
HP	EX HYDRO PUMP
SH	EX SHORT HIGH
LS	EX LIGHT STANDARD
LT	PROPOSED LIGHT STANDARD
RT	PROPOSED ROUTE SIGN
FTS	PROPOSED LT FINE ROUTE
	PROPOSED WOOD PRIVACY FENCE
	PROPOSED CARBIDE TURNAROUND
	6.0m WIDE THE ROUTE



DATE	2018-06-26	DATE	2018-06-26	DATE	2018-06-26
BY	INT	BY	INT	BY	INT
FOR REVIEW	FOR REVIEW	FOR REVIEW	FOR REVIEW	FOR REVIEW	FOR REVIEW
REVISION	REVISION	REVISION	REVISION	REVISION	REVISION
0	1	2	3	4	5
DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY
CHECKED BY	CHECKED BY	CHECKED BY	CHECKED BY	CHECKED BY	CHECKED BY
D.L.	D.L.	D.L.	D.L.	D.L.	D.L.
APPROVED BY	APPROVED BY	APPROVED BY	APPROVED BY	APPROVED BY	APPROVED BY
M.H.	M.H.	M.H.	M.H.	M.H.	M.H.

1. THE POSITION OF POLE LINES, CABLES, WATERMANS, SEWERS, AND OTHER UNDERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND THESE DOWNS, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE ANY CONSTRUCTION WORK BEGINS, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. PROPERTY LINES WILL BE DETERMINED USING REGISTERED PLANS AND LOTS LOCATED IN THE PLOTS TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY WITH THE MADRASI PAVILLANA STANDARD CONTRACT DOCUMENT.

[illegible]



Density Calculations

	Lot Area	People + Jobs	Density
Neighbourhood 2	9.863 ha	575	58 PJ/H
Neighbourhood 3	13.164 ha	591	45 PJ/H
Overall Total	23.027 ha	1166	52 PJ/H

Note:

- Gross land area (GLA) is the total land area minus EP1 & EP2 designated lands.
- Roads divided down € (centreline)
- Jobs factor = 10% of units
- People / Household ratio from 'Appendix D'

Neighbourhood 2

$$\text{Block towns} = 41 \times 2 = 82 \text{ people}$$

$$\text{Singles} = 73 \times 3.2 = 233.6 \text{ people}$$

$$\text{Street towns} = 65 \times 2.5 = 162.5 \text{ people}$$

$$\text{Semis} = 16 \times 2.8 = 44.8 \text{ people}$$

$$\begin{array}{r} 522.9 \text{ people} \\ \times 10\% = 52.29 \text{ jobs} \end{array}$$

$$= 575.19 \text{ people + jobs}$$

$$\div 9.863 \text{ ha}$$

$$= 58 \text{ PJ/H}$$

Neighbourhood 3

$$\text{Block towns} = 85 \times 2 = 170 \text{ people}$$

$$\text{Singles} = 62 \times 3.2 = 198.4 \text{ people}$$

$$\text{Street towns} = 45 \times 2.5 = 112.5 \text{ people}$$

$$\text{Semis} = 20 \times 2.8 = 56 \text{ people}$$

$$\begin{array}{r} 536.9 \text{ people} \\ \times 10\% = 53.69 \text{ jobs} \end{array}$$

$$= 590.59 \text{ people + jobs}$$

$$\div 13.164 \text{ ha}$$

$$= 45 \text{ PJ/H}$$

Saffron Phase 3 - 1st Submission
Density check

Saffron Phase 3 - 1st Submission

Low vs Medium Density Ratio check

Low Density

Townhouses may be allowed @ 60%
of total # of dwelling

$$\text{Semi's} = 20 + 11 + 4 + 6 = \underline{41}$$

$$\text{Singles} = 33 + 13 + 14 + 8 + 18 + 10 + 21 = \underline{117}$$

$$\text{Towns} = 35 + 36 + 25 + 52 = \underline{148}$$

Total # of dwelling units
in EF-Low = 306

$$148 \div 306 = \underline{48\%}$$

Medium Density

singles/semi's are allowed up to 15%
of total # of dwelling units

$$\text{Semi's} = 6 + 3 + 2 = \underline{11}$$

$$\text{Singles} = \underline{18}$$

$$\text{Towns} = 23 + 16 + 16 + 17 = \underline{72}$$

Total # of dwelling units
in EF-Medium = 101

$$29 \div 101 = \underline{29\%}$$

"Multi Family" consists of
110 towns & 16 semi's

Draft Plan 1st Submission

$$\text{Singles} = 135$$

$$\text{Semi's} = 36$$

$$\text{Street towns} = 110$$

$$\text{Multi Fam} = 126$$

$$\text{Total} = \underline{407}$$

Memorandum

Public Works Department - Engineering

To: Curtis Thompson, Planner

From: Matthew Sferrazza, Engineering Technologist

Date: August 7, 2018

File #: N/A

Subject: Saffron Meadows (Phase 3) Draft Plan of Subdivision – First Submission

The Public Works Department has reviewed the submitted documentation regarding the Saffron Meadows (Phase 3) Development. Please note the following comments provided.

- 1. Based on the review of the “Preliminary Functional Servicing” and “Stormwater Management” reports, we ask that the Consultant confirm the following:**
 - a. Sanitary Sewers:
 - i. Please confirm that the existing sanitary sewer on Port Robinson Road and as well as the three proposed 200mm sewers on the east side of the development will have sufficient capacity to support the proposed development.
 - ii. No proposed elevations have been provided for the development. As such, we ask that the Consultant confirm that the existing stubs on Port Robinson Road and the proposed stubs on the east side of the development are low enough such that sanitary wastewater from the proposed development can be conveyed by gravity sewer to these connection points.
 - iii. Page 2 of the Functional Servicing Study indicated that Block 177 will be serviced by a proposed 250 mm sanitary sewer on Street ‘C’. However, drawing 0478-Sanitary shows an existing 250 mm sanitary stub at elevation 185.9 and an existing 375mm sanitary stub at elevation 187.70, both on Port Robinson Road. We assume the proposed 250 mm sewer will connect to the existing 250mm stub. Please confirm.
 - iv. We request that a sanitary sewer design sheet for this development be submitted for review.
 - b. Storm Sewers:
 - i. We request that a storm sewer design sheet specific to the Phase 3 development be submitted for review.

From the Department of



2. Environmental Impact Study Natural Heritage Saffron Meadow Estate Phase 3 – dated April 2018:

- a. None of the block numbers or land areas listed in the 1st and 2nd paragraphs of Page 25 of Section 5 of this document are consistent with those indicated in the Draft plan of Subdivision – Drawing No. 1541-DP except for the area indicated for the southern portion of the subject lands supporting EP1 and PSW. Please revise accordingly.
- b. The 3rd sentence of Section 6.1.1 of the study states that Block 146 through 149 will lie adjacent to the EP1 forest edge. According to the Draft Plan of Subdivision, Drawing 1514-DP, it will be development blocks 153 through 156. Please revise accordingly.

3. Functional Servicing Study, Saffron Meadows Phase 3 – dated April 2018:

- a. The first page indicated 128 proposed single family units; the Draft Plan of Subdivision drawing indicates 135. Please revise accordingly.
- b. In the second sentence of the second paragraph under 'Sanitary Servicing', it references Block 170 & 171. This appears to be incorrect as the two condominium blocks are Blocks 177 & 178.
- c. The paragraph on Page 3 of the document under 'Stormwater Management' is somewhat unclear. Based on a review of the drawing entitled 'Overall Storm Drainage Areas' it appears that storm sewer flow and overland flows from the portion of the proposed development south of the realigned channel will be conveyed to the South SWMF while storm sewer flow and overland flows from the portion of the proposed development north of the realigned channel will be conveyed to the North SWMF. Please confirm.

4. Draft Plan of Subdivision – DWG 1541-DP, REV 0 – dated April 12, 2018

- a. In the table entitled 'Assumptions to Generate Development Yields – March 2012' of Appendix D of the Town's Official Plan, it lists 2.8 persons per unit as the household size to be assumed for semi-detached units. On the Draft Plan of Subdivision Dwg 1541-DP, the Consultant indicates a household size of 2.5 persons per unit for semi-detached dwellings. Please comment.

Shannon Larocque

From: Belinda Menard
Sent: Thursday, May 31, 2018 3:36 PM
To: Shannon Larocque
Subject: RE: Request for Comments - Saffron Meadows Phase 3

Hello Shannon,

Building offers no comment at this time regarding the zoning by-law, official plan and draft plan of subdivision for the above property.

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



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From: Shannon Larocque
Sent: Wednesday, May 16, 2018 3:04 PM
To: Wilson, Richard; David Deluce; Andrea Clemencio; Bob Lymburner; Mike Zimmer
Cc: Belinda Menard; Derek Young
Subject: Request for Comments - Saffron Meadows Phase 3

Good Afternoon,

We have received applications from Upper Canada Consultants on behalf of Hert Inc. for Zoning By-law (AM 04-18), Official Plan (OP-AM-03-18) and Draft Plan of Subdivision (26T19-022018) for Saffron Meadows Phase 3.

The drawings, reports and applications are available via the following dropbox link:

https://www.dropbox.com/sh/to8bfgertpo5pte/AACMrATw1UhRAAFmi2gesVN_a?dl=0

Hard copies will also be provided. Rick and David, Regional and NPCA fees have been received and will be sent by courier.

Your comments would be appreciated by June 6th.

If you require any further information, please feel free to contact me.

Regards,

Shannon



Shannon Larocque, MCIP, RPP
Senior Planner
**Community Planning &
Development**

e: slarocque@pelham.ca
p: 905.892.2607 x319
pelham.ca

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



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Curtis Thompson

From: William Underwood
Sent: June-01-18 9:15 AM
To: Shannon Larocque
Cc: Bob Lymburner; Curtis Thompson
Subject: Draft Plan of Subdivision Reviews

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Shannon,

The Fire Department does not have any comments for the following plans:

1. Saffron Meadows Phase 3,
2. River estates phase 2.

Thanks,

Will



William Underwood, C.E.T., CFEI
Fire Prevention Officer
Fire & By-Law Services

e: wunderwood@pelham.ca
p: 905.892.2607 x202
c: 905.327.0402
pelham.ca

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P.O. B
Font



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www.Facebook.com/Pelhamfire

July 13, 2018

Via Email Only

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

Our File: PLSUB201800428

Dear Ms. Larocque

**Re: Niagara Peninsula Conservation Authority (NPCA) Comments
Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan
of Subdivision
Saffron Meadows Phase 3
Town of Pelham
Applicant: Upper Canada Consulting
File Nos.: AM 04-18, OP-AM-03-18 and 26T19-022018**

The NPCA has received applications for Official Plan amendment (OPA), Zoning By-law amendment (ZBA), and Draft Plan of Subdivision for the above project. In support of the applications, the NPCA also received an environmental impact study (EIS), prepared by Beacon Environmental, dated April 2018. The purpose of the applications is to establish a subdivision consisting of 136 lots for single detached dwellings, 18 blocks for semi-detached dwellings, 18 blocks for townhouse dwellings, two blocks for multiple residential, and various other blocks for open space and a watercourse. We have reviewed the applications and offer the following comments.

NPCA Policies

The NPCA regulates watercourses, flood plains (up to the 100 year flood level), Great Lakes shorelines, hazardous land, valleylands, and wetlands under *Ontario Regulation 155/06 of the Conservation Authorities Act*. The NPCA's *Policies, Procedures and Guidelines for the Administration of Ontario Regulation 155/06 and Land Use Planning Policy Document* (NPCA policies) provides direction for managing NPCA regulated features. The subject lands contain two

watercourses and the Niagara Street Cataract Road Woodlot Wetland Complex, which is a provincially significant wetland (PSW).

The northern watercourse (identified in the EIS as Tributary A) is contained in Blocks 179 and 180. This watercourse also flows through the previous phases of this development east of the subject lands. The subdivision plan as shown requires a realignment and road crossing of Tributary A. NPCA staff have no objection in principle to this. Details such as natural channel design and riparian plantings can be addressed through an NPCA Work Permit. A Condition of Draft Plan Approval is included to address this matter. The southern watercourse (identified in the EIS as Tributary B) is contained in Block 182 and not proposed to be altered.

The PSW is located nearly 100 metres south of the nearest residential block. This exceeds the minimum 30 metre buffer required by NPCA policies. The portion of the PSW on the subject lands, and the significant woodland lying between the PSW and the subdivision (Block 182) are to be zoned Open Space (OS). NPCA staff are concerned that the OS zone is not an appropriate zone for the PSW and 30 metre buffer as it permits uses not consistent with NPCA policies (e.g. cemeteries, mausoleums and crematoriums). Such uses would involve extensive site alteration. Therefore, NPCA staff require that the PSW and its 30 metre buffer be zoned to some type of Environmental Protection zone that will prohibit structures and inappropriate uses within the PSW.

The EIS provided mitigation measures to help achieve no negative impact to the PSW. These have been incorporated into the recommended Conditions of Draft Plan Approval. NPCA staff note that the EIS did not recommend a setback to the PSW given the large separation between the PSW and the nearest residential block. Further EIS work will be required should further development be proposed in Block 182, particularly south of the PSW.

Based on the above, NPCA staff have no objections to the applications as they relate to NPCA policies, subject to rezoning the PSW and 30 metre buffer to an Environmental Protection zone category and the recommended Conditions of Draft Plan Approval.

Conditions of Draft Plan Approval

NPCA staff request the following conditions be incorporated into the Conditions of Draft Plan Approval.

1. That the Developer obtain a Work Permit from the Niagara Peninsula Conservation Authority prior to beginning any work related to realigning and crossing the watercourse. In support of the Work Permit application, the following information will be required:
 - a. A landscape plan demonstrating adequate riparian planting to ensure a naturalized watercourse corridor.
 - b. Detailed natural channel design plans.
 - c. Any other information as may be determined at the time a Work Permit application is submitted to the Niagara Peninsula Conservation Authority.
2. That the provincially significant wetland (PSW) and its associated 30 metre buffer be zoned Environmental Protection or other similar zone category that achieves the same level of protection, to the satisfaction of the Niagara Peninsula Conservation Authority.

3. That the Developer submit to the Niagara Peninsula Conservation Authority for review and approval, detailed grading and construction sediment and erosion control plans.
4. That the Developer provide 1.5 metre high chain link fencing along the boundary of Block 179 and Lots 108 to 116, and Block 178 and the boundary between Block 180 and Lots 1 to 10, and Block 177, to the satisfaction of the Niagara Peninsula Conservation Authority.
5. That conditions 1 to 4 above be incorporated into the Subdivision Agreement between the Developer and the Town of Pelham, to the satisfaction of the Niagara Peninsula Conservation Authority. The Town of Pelham shall circulate the draft Subdivision Agreement to the Niagara Peninsula Conservation Authority for its review and approval.

Conclusion

At this time, NPCA staff have no objections to the applications subject to the Conditions of Draft Plan Approval. I hope this information is helpful. Please send a copy of any staff reports to Committee/Council once they are available. If you have any questions, please let me know.

Regards,



David Deluce, MCIP, RPP
Manager, Plan Review & Regulations (ext. 224)

cc: Ms. Jennifer Vida, MCIP, RPP, Upper Canada Consultants (email only)
Mr. Rick Wilson, MCIP, RPP, Region of Niagara (email only)
Mr. Darren MacKenzie, C.Tech, rcsi, NPCA (email only)

VIA EMAIL ONLY

August 8, 2018

Files: D.11.06.SD-18-018
D.10.06.OPA-18-025
D.18.06.ZA-18-067

Shannon Larocque, MCIP, RPP
Senior Planner
Community Planning & Development
Town of Pelham
20 Pelham Town Square, P.O. Box 400
Fonthill, ON L0S 1E0

Dear Ms. Larocque:

Re: Regional and Provincial Comments
Saffron Meadows Phase 3
Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments
Town File Nos.: 26T19-022018, OP-AM-03-18, & AM 04-18
Owner: Hert Inc.
Agent: Upper Canada Consultants (Jennifer Vida)
Port Robinson Road (South Side) – West of Rice Road
Town of Pelham

Regional Planning and Development Services staff has reviewed the information circulated for the above-noted applications, including a Planning Impact Analysis (prepared by Upper Canada Consultants, dated April 2018), Archaeological Assessments and associated Ministry of Tourism, Culture and Sport (MTCS) acknowledgement letters, Functional Servicing Study (prepared by Upper Canada Consultants, dated April 2018), a Revised Stormwater Management Plan (prepared by Upper Canada Consultants, dated March 2018), and Environmental Impact Study (prepared by Beacon Environmental Limited, dated April 2018). The proposed applications will permit the construction of 407 dwelling units (135 single detached dwellings, 36 semi-detached dwellings, 110 street townhouses, and 126 condominium townhouses), and will provide blocks for parkland, a naturalized channel, environmental protection, and road widening, day lighting triangles and 1 foot reserves, and public roads. The subject lands are approximately 29.31 hectares in size.

Regional staff notes that the subject lands are within the East Fonthill Secondary Plan, which envisions low and medium density residential uses. The official plan amendment proposes to permit additional single detached dwellings within the plan of subdivision, in order to meet the intent of the secondary plan. The zoning by-law amendment application proposes to re-zone the subject lands from Agricultural (A) to Residential Second Density

Page 1 of 9

(R2) Site Specific, Residential Multiple 1 (RM1) Site Specific, and Open Space (OS) Site Specific.

A pre-consultation meeting for these applications was held on November 2, 2017 at the Town of Pelham with the owner, agent, and staff from the Town, Region, and Niagara Peninsula Conservation Authority (NPCA). The following Provincial and Regional comments are provided to assist the Town in considering these applications.

Provincial and Regional Policy

The subject lands are located within a Settlement Area (designated growth area) as per the Provincial Policy Statement (PPS), and the Designated Greenfield Area according to the policies of the Growth Plan for the Greater Golden Horseshoe (Growth Plan). New development in designated growth areas shall provide for a compact form that allows for the efficient use of land, infrastructure and public service facilities that are planned or available, as well as an appropriate range of housing types and densities that meet the projected needs of current and future residents. According to the Growth Plan, new development occurring within the Designated Greenfield Area is to be planned and designed in a manner that supports the achievement of complete communities and active transportation, and encourages the integration and sustained viability of transit services. The Regional Official Plan (ROP) designates the subject lands as within the Urban Area and Designated Greenfield Area for the Town of Pelham. These areas are to be planned to ensure that development is sequential, orderly and contiguous with existing surrounding built-up areas.

Greenfield Density

According to the ROP, a minimum combined gross density target of 50 people and jobs per hectare across all Designated Greenfield Areas is required. Based on the provisions of the ROP, the gross density target is calculated utilizing the entire area of the subject lands, excluding Environmental Protection Areas and Environmental Conservation Areas. As per the submitted information, the total developable area of the lands is 23.23 hectares, which excludes the Watercourse and Environmental Protection Area/Open Space blocks. The draft plan of subdivision proposes a total of 407 residential units; based on information contained in the ROP, a factor of 2.76 persons per household is to be utilized in Pelham for 2021 (the subdivision units may be occupied at this time). The forecast population of the development is approximately 1123 people. The Region considers 10% of the residential units would generate “at-home” employment (40.7 jobs). Therefore, the 1164 people/jobs on the 23.23 hectare Greenfield site has a density of 50.1 people and jobs per hectare on an individual subdivision basis according to Regional criteria. This density satisfies current Regional and Provincial policy.

East Fonthill Secondary Plan

The Town's East Fonthill Secondary Plan provides detailed policies and demonstration plans for the comprehensive development of the area. The secondary plan identifies density requirements for different neighbourhoods that contribute to the overall 50 people/jobs per hectare Greenfield Area target. This subdivision is in "Neighbourhood 3" for which developments shall achieve an overall minimum density of approximately 43 persons and jobs per gross hectare combined. The number of people per household used in the secondary plan varies depending on the unit type. According to the Planning Justification Report, the calculated density with the Town factors is 46.9 persons and jobs per hectare. The Town is to monitor developments to ensure that the overall Greenfield density target will be achieved.

The subdivision proposes a housing mix of approximately 33% single detached dwellings, 27% street townhouses, 31% condominium townhouses, and 9% semi-detached dwellings. The dwellings will contribute to the variety of new housing in the area and the creation of a complete community in the secondary plan area. The Region recommends that the amending zoning by-law include the proposed minimum number of townhouse units specified for Blocks 177 and 178 on the draft plan/concept plan to address Greenfield density and housing mix policies.

Archaeological Resources

Based on Provincial screening criteria, the subdivision land exhibits potential for the discovery of archaeological resources. The agent submitted several archaeological assessments completed for the property, including: Stage 1-2 Archaeological Assessment (prepared by Detritus Consulting Ltd., dated July 31, 2014); Archaeological Assessment (Stages 1, 2 and 3) prepared by Detritus Consulting Ltd., dated January 5, 2016; and Archaeological Assessment (Stage 4 of Location P2 AgGt-216), prepared by Detritus Consulting Ltd., dated November 18, 2016. The Stage 1-2 Archaeological Assessment dated July 31, 2014, and the Stage 4 of Location P2 AgGt-216 dated November 18, 2016 concluded that the subject lands do not warrant further excavation or investigation, and retain no further cultural heritage value or interest.

Ministry of Tourism, Culture and Sport (MTCS) acknowledgement letters were received as detailed below:

- MTCS letter dated August 11, 2015 (pertaining to the Stage 1-2 Archaeological Assessment prepared by Detritus Consulting Ltd., dated July 31, 2014);
- MTCS letter dated January 17, 2017 (pertaining to the Archaeological Assessment for Stages 1, 2 and 3, prepared by Detritus Consulting Ltd., dated January 5, 2016);
- MTCS letter dated February 24, 2017 (Archaeological Assessment for Stage 4 of Location P2 AgGt-216, prepared by Detritus Consulting Ltd., dated November 18, 2016).

The MTCS acknowledgement letters indicate that the ministry is satisfied the fieldwork and reporting for the assessments are consistent with Provincial standards and guidelines. Therefore, it appears that archaeological resource concerns have been addressed for the subject lands. The Region requests a standard clause in the subdivision agreement respecting the possible discovery of deeply buried remains during construction.

Core Natural Heritage/Environmental Impact Study

Regional Environmental Planning staff has reviewed the subject applications and notes that the Regional Core Natural Heritage mapping identifies an Environmental Protection Area (EPA) associated with a Provincially Significant Wetland (PSW), an Environmental Conservation Area (ECA) associated with Significant Woodlands and Significant Wildlife Habitat (Kunda Park Forest), and two watercourses regulated by the Niagara Peninsula Conservation Authority (NPCA), one of which (Tributary A) contains Important (Type 2) Fish Habitat on the subject property. In accordance with Regional Official Plan (ROP) Table 7-1 and its associated policies, an Environmental Impact Study (EIS) was required to demonstrate that over the long term, there will be no significant negative impact on these features or their ecological function.

Regional Environmental Planning staff has reviewed the EIS for Saffron Meadow Estates Phase 3 prepared by Beacon Environmental Limited, dated April 2018. Staff are satisfied that the EIS adequately demonstrates that the proposed development will *not* result in significant negative impacts on either the Significant Woodlands or Significant Wildlife Habitat, provided that the appropriate mitigation measures as outlined in Section 6.2 of the EIS are implemented. It also demonstrates that both the PSW and woodland areas identified as Habitat of Endangered and Threatened Species will be protected from development as per Provincial and Regional policies. This protection will be afforded by maintaining existing surface water flows into the PSW and a development setback of approximately 100 metres from the PSW (to be appropriately zoned as per NPCA comments dated July 13, 2018). Protection of the Significant Woodlands will further be afforded by provision of a 10 metre setback from the Kunda Park Forest edge dripline, including installation of appropriate construction fencing along the forest edge prior to site alteration, and permanent no-gate rear lot fencing following construction completion. In addition, to reduce disturbance to rare bat species, no construction activity is to occur during the month of June (bat maternity roosting season) in any year within 30 metres of the forest edge.

Regarding the Fish Habitat mapped on site, the EIS notes that Tributary A does not constitute fish habitat and will not result in any adverse effects on fish or fish habitat. Rather, the proposed realignment of Tributary A will improve fish and riparian habitat by incorporating a natural channel design and naturalization plantings within a 33 metre wide corridor through the development. Therefore, Regional environmental staff have no objection to the proposed realignment provided that a NPCA Work Permit is obtained prior to any site alteration.

In summary, Regional environmental staff are satisfied that the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision satisfy Provincial and Regional environmental policies and should be permitted as outlined above.

Stormwater Management

Regional staff has reviewed the 'Revised Stormwater Management Plan – Saffron Meadows, Town of Pelham' (revised March 2018); and the 'Functional Servicing Study – Saffron Meadows Phase 3' (dated April 2018), both prepared by Upper Canada Consultants, and offer the following comments:

- a) The Region is satisfied that both the Saffron Meadows North and South Stormwater Management Facilities have been designed to provide sufficient stormwater quality and quantity controls for the proposed Saffron Meadows Phase 3 development.
- b) Prior to construction, the Region will require that detailed grading, storm servicing, and construction sediment control drawings be circulated to this office for review and approval.
- c) Prior to construction, the Region will require that the engineering consultant provide confirmation that the final design of the Saffron Meadows Phase 3 development is in general conformance with the 'Revised Stormwater Management Plan – Saffron Meadows, Town of Pelham' (revised March 2018).

Conditions to address criteria b) and c) have been included in the Appendix.

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided that the owner bring the waste and recycling to the curbside on the designated pick up day, and that the following limits are not exceeded:

- No limit blue/grey containers;
- No limit green containers; and,
- 1 garbage container per unit.

Based on review of the Draft Plan of Subdivision by Upper Canada Consultants (dated April 12, 2018), Regional staff note the proposed temporary dead-end roads (i.e. Acacia Road, Street A, Walker Road). These dead-end roads, and any dead-end roads resulting from

development stages/phases, shall require temporary turn-arounds for all units fronting the noted roadways, west of Street C, to be eligible for waste collection until such time that the adjacent subdivision is completed and/or through passage is enabled. Niagara Region shall require easements for which these temporary turn-arounds shall exist within, as well as revised plans to reflect their locations.

Condominium Blocks

The agent submitted preliminary site plans illustrating the private road layout and townhouse units of Blocks 177 and 178. Condominium townhouse developments are able to receive internal curbside garbage collection through the Region. In order for this service to be provided, the developer/owner shall comply with the Niagara Region's Corporate Policy for Waste Collection and complete the Application for Commencement of Collection and an Indemnity Agreement. The forms and policy can be found at the following link: www.niagararegion.ca/waste

- Block 177
 - Due to proposed internal roadway design, Regional waste collection staff require the inclusion of waste collection pads for Units 1, 2, 9, 10, 17, 18, 34, 35. These collection pads should be placed close to corners of the internal roadway intersections.
- Block 178
 - Regional waste collection staff have reviewed the submitted site plan and note the requirement of waste collection pads for Units 1-4, 65-72, and 86. Further, staff request that the applicant include waste collection pads for Units 5, 73 and 85 so waste collection trucks can make complete loops and negate the need for any reverse motion.

Please see the Regional Waste Collection Policy and Procedure (link above) for required waste collection pad dimensions. Conditions related to waste collection have been included in the Appendix.

Servicing

The subject lands are within the Towpath Road (SPS). The Region has reviewed the recently completed 2016 Water and Wastewater Master Servicing Plan (W&WW MSP) and provide the following comments:

- This site falls within the Towpath Road SPS sewershed. This sewershed has been allocated growth out to 2041. The study was completed at a high level and did not allocate capacities to individual properties.

- The current operational firm capacity of the Towpath Road SPS is 141.7 L/s. The MSP has projected the 2041 design peak wet weather flow will exceed the current capacity and has a projected pumping deficit.
- The W&WW MSP identified that the sanitary sewer sheds for the Towpath Road SPS, which services Fonthill area, will develop constraints for wet weather flows. The MSP has identified the need for an upgrade to the Towpath Road SPS which is expected by 2022, pending annual budget approval by Regional Council.
- The MSP can be found at the following link:
<http://www.niagararegion.ca/2041/master-servicing-plan/default.aspx>

Please refer to the attached Appendix for conditions related to servicing.

Conclusion

Regional Planning and Development Services staff is not opposed to the proposed Draft Plan of Subdivision, and Official Plan and Zoning By-law Amendment applications, subject to the conditions of draft approval listed in the attached Appendix, and the satisfaction of any local requirements.

If you have any questions or wish to discuss these comments, please contact the undersigned at extension 3352 or Richard Wilson, Senior Development Planner, at extension 3391.

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

Sincerely,



Aimee Alderman
Development Planner

Attachments – Appendix (Conditions of Draft Plan Approval)

cc: Ms. S. Dunsmore, P.Eng., Development Engineer, Niagara Region
Mr. S. Miller, P.Eng., Stormwater Management Engineer, Niagara Region
Ms. J. Whittard, Manager, Environmental Planning, Niagara Region
Ms. S. Mastroianni, Watershed Planner, Niagara Peninsula Conservation Authority (NPCA)
Mr. C. Thompson, Planner, Town of Pelham
Mr. D. Deluce, MCIP, RPP, Manager, Plan Review & Regulations, NPCA
Ms. J. Vida, MCIP, RPP, Manager of Planning and Development, Upper Canada Consultants

Appendix
Conditions of Approval
Draft Plan of Subdivision
Saffron Meadows Phase 3, File No. 26T19-022018
Town of Pelham

1. That the subdivision agreement between the owner and the Town contain the following clause:

“Should deeply buried archaeological remains/resources be found on the property during construction activities, the Heritage Operations Units of the Ontario Ministry of Tourism, Culture and Sport in London (519-675-7742) and [owner’s licensed archaeological consultant] shall be notified immediately. In the even that human remains are encountered during construction, the owner shall immediately notify the police or coroner, the Registrar of Cemeteries of the Ministry of Small Businesses and Consumer Services in Toronto (416-326-8392), the Ministry of Tourism, Culture and Sport, and [owner’s licensed archaeological consultant].”

2. That the applicant submit a Functional Servicing Review signed and stamped by a professional engineer (for Stormwater Management control confirmation).
3. That prior to approval of the final plan or any on-site grading, the owner shall the following plans designed and sealed by a qualified professional engineer in accordance with the Ministry of the Environment and Climate Change documents entitled Stormwater Management Planning and Design Manual, March 2003 and Stormwater Quality Guidelines for New Development, May 1991, or their successors to the Niagara Region Planning and Development Services Department for review and approval:
 - a. Detailed lot grading, servicing and drainage plans, noting both existing and proposed grades and the means whereby overland flows will be accommodated across the site; and,
 - b. Detailed erosion and sedimentation control plans.
4. That the subdivision agreement between the owner and the Town contain provisions whereby the owner agrees to implement the approved plan(s) required in accordance with the Condition above (#3) regarding Stormwater Management.
5. The owner shall provide a revised draft plan to reflect proposed temporary turnarounds in compliance with the Regional Waste Collection Policy or a temporary through-passage in the case of phased development. The owner must provide an easement to the Region for legal access to any potential turnaround areas on private land.

6. That the owner ensure that all streets and development blocks can provide an access in accordance with the Regional Municipality of Niagara Corporate Policy and Corporate Procedure for Waste Collection, and by-laws relating to the curbside collection of waste.
7. That the owner submit a written acknowledgement to the Niagara Region Public Works Department (Development Services Division) that draft approval of this subdivision does not include a commitment of servicing allocation by the Regional Municipality of Niagara as this servicing allocation will be assigned at the time of registration and any pre-servicing will be at the sole risk and responsibility of the owner.
8. That the owner submit a written undertaking to the Niagara Region Public Works Department (Development Services Division) that all offers and agreements of Purchase and Sale, which may be negotiated prior to registration of this subdivision, shall contain a clause indicating that a servicing allocation for this subdivision will not be assigned until the plan is registered, and a similar clause be inserted in the subdivision agreement between the owner and the Town.
9. That prior to final approval for registration of this plan of subdivision, the owner shall submit the design drawings [with calculations] for the sanitary and storm drainage systems required to service this development and obtain Ministry of the Environment Compliance Approval under the Transfer of Review Program.

Clearance of Conditions

Prior to granting final plan approval, the Town of Pelham must be in receipt of written confirmation that the requirements of each condition have been met and that all fees have been paid to the satisfaction of the Niagara Region.

Subdivision Agreement

Prior to final approval for registration, a copy of the executed subdivision agreement for the proposed development should be submitted to the Regional Planning and Development Services Department for verification that the appropriate clauses pertaining to any of these conditions have been included. **Note:** The Niagara Region Planning and Development Services Department recommends that a copy of the draft agreement also be provided in order to allow for the incorporation of any necessary revisions prior to execution.

Shannon Larocque

From: circulations@wsp.com
Sent: Friday, June 01, 2018 10:10 AM
To: Shannon Larocque
Subject: OPA, ZBLA, Draft Plan of Subdivision - Saffron Meadows Phase 3, Pelham - File No. OP-AM-03-18, AM 04-18 & 26T19-022018

2018-06-01

Shannon Larocque

Pelham

, ,

Attention: Shannon Larocque

Re: OPA, ZBLA, Draft Plan of Subdivision - Saffron Meadows Phase 3, Pelham - File No. OP-AM-03-18, AM 04-18 & 26T19-022018; Your File No. OP-AM-03-18, AM 04-18, 26T19-022018

Our File No. 82534

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

MMM (a WSP company) operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM.** MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager, Municipal Relations
Access Network Provisioning, Ontario
Phone: 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

May 22, 2018

SHANNON LAROCQUE
TOWN OF PELHAM
20 PELHAM TOWN SQUARE
FONTHILL, ONTARIO, L0S 1E0

Re: **FILE # 26T19-022018**
Saffron Meadows Phase 3

Dear Shannon,

This development will receive mail service to centralized mail facilities provided through our Community Mailbox program.

I will specify the conditions which I request to be added for Canada Post Corporation's purposes.

The owner shall complete to the satisfaction of the Director of Engineering of the town of Pelham and Canada Post:

- a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
 - i) that the home/business mail delivery will be from a designated Centralized Mail Box.
 - ii) that the developers/owners be responsible for officially notifying the purchasers of the exact Centralized Mail Box locations prior to the closing of any home sales.
- b) The owner further agrees to:
 - i) work with Canada Post to determine and provide temporary suitable Centralized Mail Box locations which may be utilized by Canada Post until the curbs, boulevards and sidewalks are in place in the remainder of the development.

- ii) install a concrete pad in accordance with the requirements of and in locations to be approved by Canada Post to facilitate the placement of Community Mail Boxes
 - iii) identify the pads above on the engineering servicing drawings. Said pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision.
 - iv) determine the location of all centralized mail receiving facilities in co-operation with Canada Post and to indicate the location of the centralized mail facilities on appropriate maps, information boards and plans. Maps are also to be prominently displayed in the sales office(s) showing specific Centralized Mail Facility locations.
- c) Canada Post's multi-unit policy, which requires that the owner/developer provide the centralized mail facility (front loading lockbox assembly or rear-loading mailroom [mandatory for 100 units or more]), at their own expense, will be in effect for buildings and complexes with a common lobby, common indoor or sheltered space.

Should the description of the project change, I would appreciate an update in order to assess the impact of the change on mail service.

If you have any questions or concerns regarding these conditions, please contact me.

I appreciate the opportunity to comment on this project.

Regards,

A. Carrigan

Officer, Delivery Planning
(226) 268-5914

Andrew.Carrigan@Canadapost.ca

May 28, 2018

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

Dear Shannon,

Re: Draft Plan of Subdivision, Official Plan Amendment
& Zoning By-law Amendment – Saffron Meadows Phase 3
Hert Inc.
Port Robinson Road
Town of Pelham
File No.: 26T19-022018, OP-AM-03-18 & AM 04-18

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

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea80@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea80@enbridge.com.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

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

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The signature is written in a cursive, flowing style.

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: Paul.Shllaku@HydroOne.com
Sent: Tuesday, May 22, 2018 10:59 AM
To: Shannon Larocque
Subject: Pelham Niagara - 26T19-022018

Hello,

We are in receipt of your Plan of Subdivision application, 26T19-022018 dated May 16, 2018. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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HUMMEL PROPERTIES INC.
P.O. Box 612
St. Davids ON L0S 1P0
Telephone (905) 262-0346 / Fax (905) 262-0347

April 26, 2019

**** VIA E-MAIL ONLY ****

Town of Pelham
Clerk's Department
P.O. Box 400
20 Pelham Town Square
Fonthill, Ontario
L0S 1E0

Attention: Ms. Nancy Bozzato, Town Clerk

Re: Zoning By-law Amendment, Official Plan Amendment and
Draft Plan of Subdivision
Municipal Address: 162 Port Robinson Road
File Nos. OP-AM-03-18, AM-03-18 & 26T19-02-18

Further to the Public Meeting Notice received, please be advised that Hummel Properties Inc., owner of several properties on Port Robinson Road, fully supports the zoning by-law amendment, official plan amendment and draft plan of subdivision in connection with residential development at 162 Port Robinson Road.

Thank you.

Yours truly,

HUMMEL PROPERTIES INC.

Rainer Hummel
President

/pc

Curtis Thompson

From: CRAIG EDWARDS [REDACTED]
Sent: May 3, 2019 12:44 PM
To: Curtis Thompson
Subject: Official Plan & Zoning By-law Amendments & Draft Plan of Subdivision re Saffron Meadows Phase # 3

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Mr. Curtis Thompson,

Thanks so much for meeting with my wife & I on Wednesday May 1, 2019 & reviewing the application for the potential amendment to the existing "Official Plan & Zoning By-law" for Saffron Meadows Phase # 3. As discussed, we will not be able to attend the public meeting to personally comment on this application on May 13, 2019 & therefore we are sending this correspondence in lieu of our attendance.

After reviewing the proposed official plan & zoning by-law amendment application, we feel that there are various issues which must be thoroughly addressed before an amendment should be granted.

Proposed "Street C" & Port Robinson Rd will serve as main transportation arteries providing access for hundreds of new residence heading out of or into the town centre. A thorough review of the expected traffic patterns, vehicle, pedestrian & bicycle use on Street C & Port Robinson Rd will need to take place to provide the proper "traffic calming" measures to adequately ensure a safe environment for all our constituents.

Proposed "Street C" will eventually intersect & then continue across Port Robinson Rd. This would be a great opportunity to introduce various traffic calming measures & use curb "extensions" & narrow the roadways at all four corners. As this will eventually be a major residential intersection, this could provide a perfect opportunity to properly position delineated pedestrian "cross walks" to allow the walking & cycling community to safely cross at this intersection. We would also suggest that the existing bicycle paths on each side of Port Robinson Rd be widened & traffic calming measures be implemented to the properly accommodate both existing & future vehicle, pedestrian & bicycle traffic. Furthermore, we would suggest that designated bicycle paths be considered & positioned on each side of the proposed Street C along with practical & strategically located traffic calming measures to ensure that vehicle drivers stay within posted residential speed limits.

This is the time to try and correct the problems that have overwhelmingly come to light with the Port Robinson Road construction and its design. We must not make the same mistakes with proposed Street C development. As residents that live, walk and drive this corridor daily we see first hand the struggles of the families in existing homes as well as the newly constructed homes in River Estates. When establishing driving paths (as that has the biggest impact on pedestrian and cycle traffic) most cars are not headed in a westerly pattern. Most head east towards Hwy 406 and the ability to keep cars within safe speeds while driving Port Robinson Road, Lametti and the future Street 'C' will be key to safety. The continuation of Street C north of Port Robinson Road won't be as widely used as one might think as it will be used to get to the shopping plaza area. During critical times of the day (morning and evening commute times) most cars use Port Robinson Road and currently use Lametti as one outlet to get to Rice Road via Shaw or Summersides to avoid the Rice Road and Port Robinson Road intersection as they drive towards Hwy 406. That won't change with a traffic light as many will try to avoid such an intersection. This will be a safety issue as drivers turn left on Rice Rd from Shaw or Summerside outlets. This will be our only chance to change the 'drag strip' design of Port Robinson Road. There must be some sort of physical deterrent to slow cars and trucks between Station Street and Rice Road to enhance the walkability and control the noise for all those living along the street. All proposed future development clearly shows more houses will be closer

to the road. Currently the noise level is a huge deterrent and we would expect that developers would want an improvement to make their homes more attractive for potential residents. Rear laneway access has zero impact on this issue. A roundabout at the intersection of Street C and Port Robinson Road would be the ideal solution. A two way stop (with a stop sign on Street C) would do little to improve any conditions and a four way stop with full cross walk markings would be a half-hearted attempt. At the very least if done with extended curbs (extending into Port Robinson Road) it may be a compromise. We are the individuals that spear-headed the implementation of the three way stop at Station St and Port Robinson Road and that was met with major objections at the time but at least it has saved some lives as cars do generally observe a 'rolling stop & slowdown'. Please listen to the residents that live in this region and watch with great empathy the new residents that try and walk their children to school everyday from the recently completed River Estates.

Controlled growth & strategic thinking are paramount to developing & maintaining a desirable & safe community environment. The Town of Pelham needs to thoroughly consider the residential impact of each new & existing roadway to properly address potential traffic congestion & it's impact on our daily lives!

Sincerely Mr & Mrs Edwards

May 07, 2019

Mayor and Members of Pelham Town Council
c/o Nancy J. Bozzato, Town Clerk
PO Box 400, 20 Pelham Town Square
Fonthill, Ontario, L0S 1E0

RE: File Nos Official Plan Application OP-AM-03-18, Zoning By-law Amendment AM-03-18 & Draft Plan of Subdivision 26T19-02-18 (Hert Inc.)

Thank you for the opportunity to submit comments in respect of the above noted applications. I appreciate the responsiveness of Staff, especially Curtis Thompson, in making the background information and reports in relation to these applications available.

We own 124 and 126 Port Robinson Road. These properties are located on the south side of Port Robinson Road, lying north of the proposed development and east of the proposed Street 'C' connection to Port Robinson Road.

The Town took great effort in establishing the East Fonthill Secondary Plan contained in Section B1.7 of the Official Plan. The Plan provides a comprehensive set of policies intended to result in a highly structured planned community.

Section B1.7.2 (Community Structure) identifies four residential neighbourhoods illustrated on Schedule A4 (excerpt below). The proposed development straddles the line dividing Neighbourhoods 2 and 3.



Section B1.7.4.1 identifies the provision of Demonstration Plans, an excerpt of Appendix A is provided below.



The Demonstration Plans are intended “...to provide a detailed land use distribution and road pattern, as well as defining an open space and trails network”; “...to act as a guideline for successive development and approval processes that are required to implement this Plan, particularly zoning, required Master Plans and Draft Plans of Subdivision/Condominium”

B1.7.4.1c) states:

All development within the East Fonthill Secondary Plan Area shall be generally consistent with the Demonstration Plans attached to this Plan as Appendix A. Adjustments and further refinements to the Demonstration Plans are anticipated and shall not require an Amendment to this Plan, provided that the intent and

general design approach inherent to the Demonstration Plans are achieved to the satisfaction of the Town.

The proposed development is illustrated below. It is questionable if the proposed plan of subdivision reflects the intent and general design of the Demonstration Plan.



Section B1.7.7.2 (General Policies) contains the following specific requirements for the provision of a Neighbourhood Master Plan:

- d) *A Neighbourhood Master Plan will be prepared for each of the four Residential Neighbourhoods. The required Neighbourhood Master Plan shall include the entire neighbourhood as identified on Schedule A4, and shall include the following components:*
- i) **Road, Block and Land Use Plan** – *The Road, Block and Land Use Plan will identify the conceptual layout of the Site, including the distribution of land uses and building heights. This Plan will provide enough detail to ensure that the minimum overall density assigned to each of the Neighbourhoods has been achieved;*
 - ii) **Streetscape and Open Space Plan** – *The Streetscape and Open Space Plan will identify the function, design and treatment of all the internal road types. It will identify the location of all public sidewalks, on-street bikeways, and the various components of the open space system and trails network, and the integration of these facilities with existing, proposed and future land uses. The Streetscape and Open Space Plan will identify the linkages between proposed parks and parkettes;*
 - iii) **Urban Design and Architectural Control Guidelines** – *The Urban Design and Architectural Control Guidelines will provide more detail and implement the Urban Design Guidelines attached to this Plan as Appendix B, and any other applicable policies of this Plan. These Guidelines will articulate building height, massing and form, building setbacks, the arrangement of buildings on lots and the treatment of on-site parking. In addition, the urban and architectural control guidelines will identify the location and design treatment of landmark architectural features and architectural design requirements for all buildings, including landscape elements;*
 - iv) **Servicing Plan** – *The Servicing Plan shall include, but shall not be limited to, technical details regarding the provision of water, wastewater, stormwater management and public and/or private utilities; and,*
 - v) **Environmental Impact Study** – *An Environmental Impact Study (EIS), where required by the policies of the Official Plan. The required EIS shall include the contiguous lands of participating landowners.*
- e) *The Demonstration Plans provided in Appendix A and the Urban Design Guidelines provided in Appendix B, attached, may constitute the Road, Block and Land Use Plan, the Streetscape and Open Space Plan and the Urban Design Guidelines components of the Neighbourhood Master Plan, if the proposed development is generally consistent with the Demonstration Plans and Urban Design Guidelines of Appendix A and B, to the satisfaction of the Town;*
- f) *The Neighbourhood Master Plan shall form the basis of Draft Plan of Subdivision, implementing zoning, and/or Site Plan Approvals. Prior to development in any Residential Neighbourhood, the Town shall be satisfied that the Neighbourhood Master Plan has been completed, and all of the policies of this Plan have been appropriately fulfilled;*

The Consultant's Planning Impact Analysis, dated April 2018 mentions the requirement for a Neighbourhood Master Plan on page 26 but provides no further commentary or the required Master Plan.

The Consultant's November 27, 2018 "Addendum to Planning Justification Report/Response to Town Planning Comments", states, in part, on page 10:

The overall neighbourhood master plan that is provided in the Functional Servicing Report is a schematic plan to show how the neighbouring lands can be developed from a functional servicing perspective. In absence of development applications on lands to the west, it is very difficult to speculate how these lands will develop.

The plans contained in the Functional Servicing Study, dated March 2019, are titled:

- SINGER'S DRAIN PHASE 3 WATER DISTRIBUTION PLAN
- SINGER'S DRAIN PHASE 3 SANITARY DRAINAGE AREAS
- SINGER'S DRAIN PHASE 3 STORM DRAINAGE AREAS
- SINGER'S DRAIN OVERALL STORMWATER MANAGEMENT AREAS

The plans illustrate a potential street layout and lot patterning on adjacent lands to the west; however, ignore the potential redevelopment of lands lying north that are designated Medium Residential Density. More importantly, they do not contain the level of detail required by subsections B1.7.7.2 d), e) and f) above for a Neighbourhood Master Plan.

In respect to d) iv) specifically, the Functional Servicing Study fails to identify the opportunity and designated potential for lands to the north, labelled 'EXISTING RESIDENTIAL' to be considered as part of the required Master Plan.

Section B1.7.11.5 (Subdivision of Land) contains detailed policy urging benefitting landowners to work together, and to enter into Developer's Group Agreements based on the requirements of this Plan.

Subsection iii) is of particular interest, stating (**bold emphasis mine**):

*It is recognized that in circumstances where there are multiple landowners, a singular Developer's Group Agreement may not be possible. To be considered a Developer's Group Agreement in fulfilment of the requirements of this Plan, **the Agreement must include a landowner or landowners that represent at least 50% of the landholdings within the subject Neighbourhood.** This policy does not apply to lands within the identified Commercial /Employment Centre;*

While the applicant clearly represents 50% of Neighbourhood 3, the same cannot be said of Neighbourhood 2. For this reason, the applicant is required to attempt reaching an agreement with benefitting property owners. We have made various attempts to

address this issue with the applicant to no avail. In the absence of an agreement being provided in the supporting material, we assume that the applicant has not reached agreement with other parties in order to meet the required 50% representation.

Subsection vi) addresses a situation where landowners encounter some difficulty in achieving cooperation:

If a benefitting landowner within a Residential Neighbourhood or within the Commercial/Employment Centre wishes to submit a development application and has been unable to obtain the necessary participation of other benefitting landowners through a Developer's Group Agreement, notwithstanding best efforts to do so, then:

- *The **applicant landowner shall notify the Town in writing** that it proposes to submit an application for development on its lands, or a portion thereof, without a Developer's Group Agreement;*
- *The **applicant landowner in said notice shall set out**, in compliance with the provisions of this Plan, that the development proposal is able to accommodate on it's lands, without the participation of other landowners or lands, appropriate urban development that represents a logical expansion of the existing community. **The applicant landowner shall** also elect in said notice, at its option, either to:*
 - ***Enter into a Development Agreement with the Town in lieu of other benefitting landowners; or,***
 - ***Enter into, with the Town, a Front-Ending Agreement in accordance with the provisions of Section 44 of the Development Charges Act, as amended.***
- *The purpose of these alternative agreements shall be to ensure that a nonparticipating, benefitting landowner cannot develop their lands without appropriate compensation to the applicant landowner for any expenditures that exceeds the amount required to develop the applicant landowner's lands, and is a direct benefit to a non-participating, benefitting landowner; and,*
- ***Nothing in the policy compels the Town to enter any agreements with any applicant landowner.***

In the absence of a Development Agreement with the Town, we question if the applicant has gained compliance in this respect.

Please be advised that this correspondence has been shared with the applicant and their agents.

Please consider this correspondence as our request for personal notice of Council's future consideration of any reports relating to these applications in addition to any decisions regarding same.

Thank you for your time in considering this correspondence, we look forward to further conversation.

Sincerely,

Craig & Kelly Larmour

[REDACTED]
[REDACTED]



Vibrant • Creative • Caring

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 13th 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

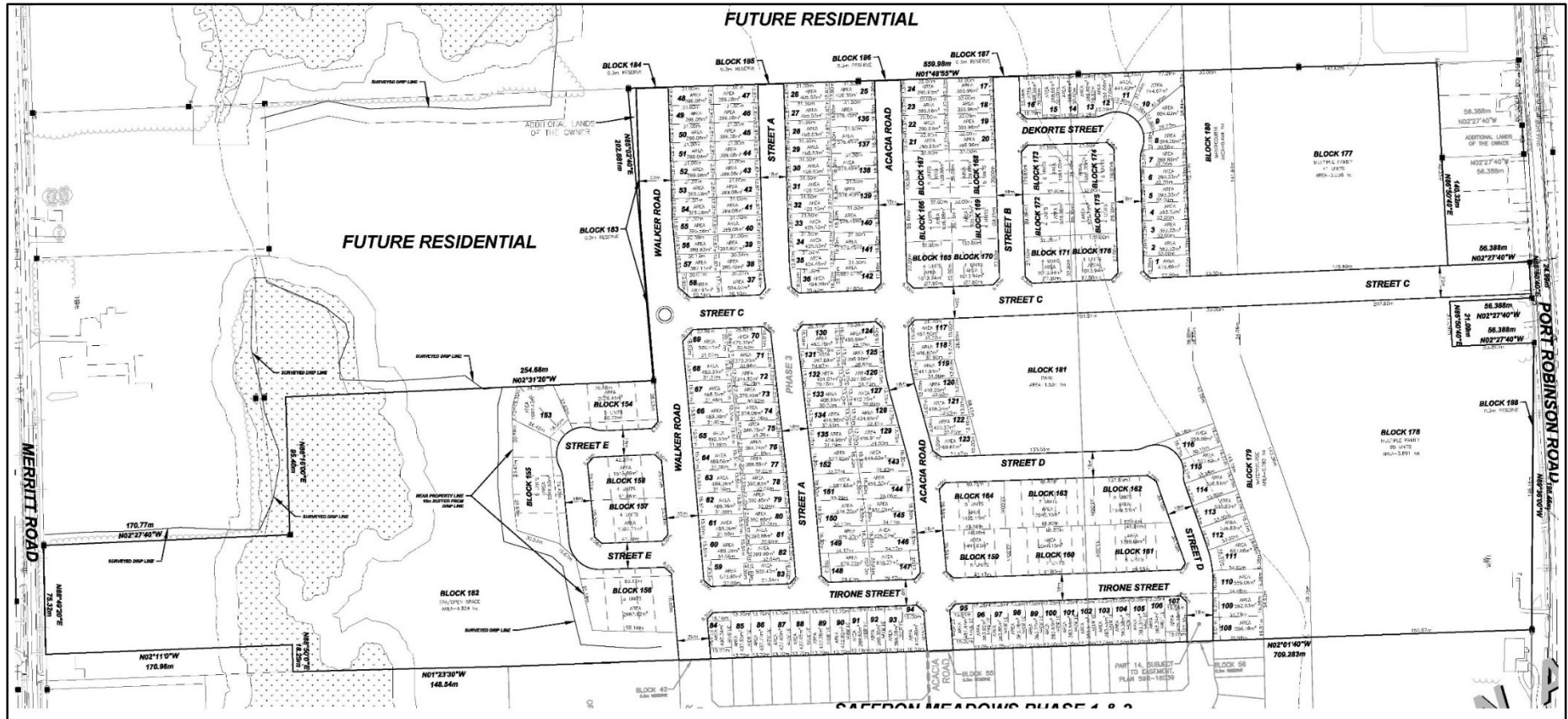
Legal Description:

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



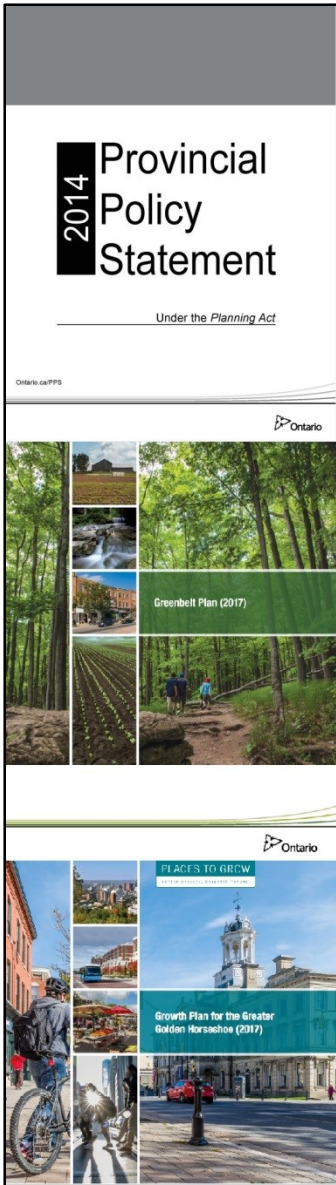
Proposed Development

- 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

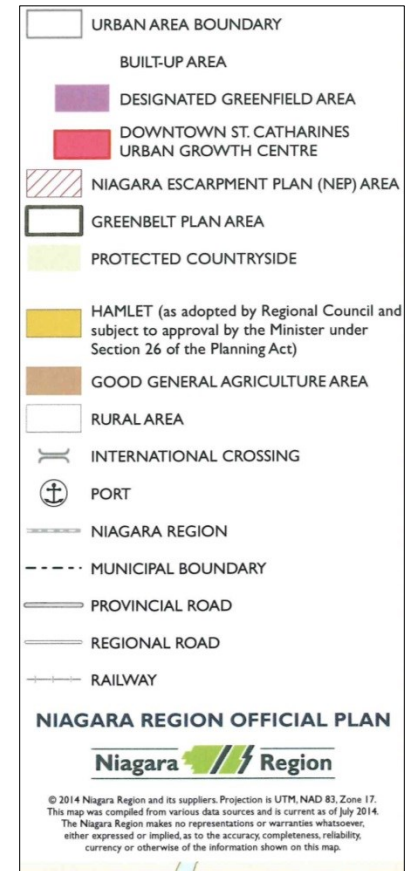
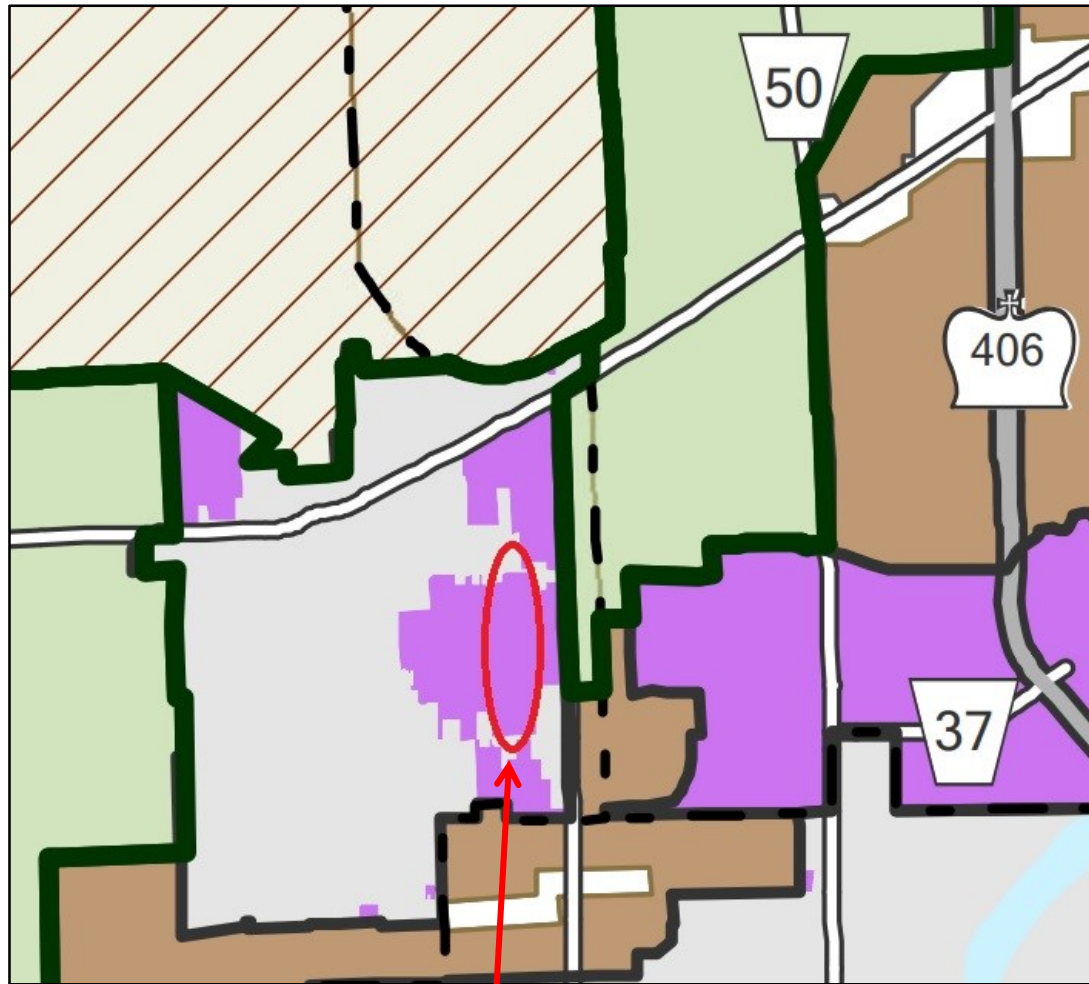


Provincial Policies

- 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 B1.7.4.1

THE COMMERCIAL / EMPLOYMENT CENTRE

- EF - MIXED USE
- EF - URBAN HIGHWAY COMMERCIAL

THE GREENLAND SYSTEM

- ENVIRONMENTAL PROTECTION ONE
- ENVIRONMENTAL PROTECTION TWO
- PUBLIC PARKLAND



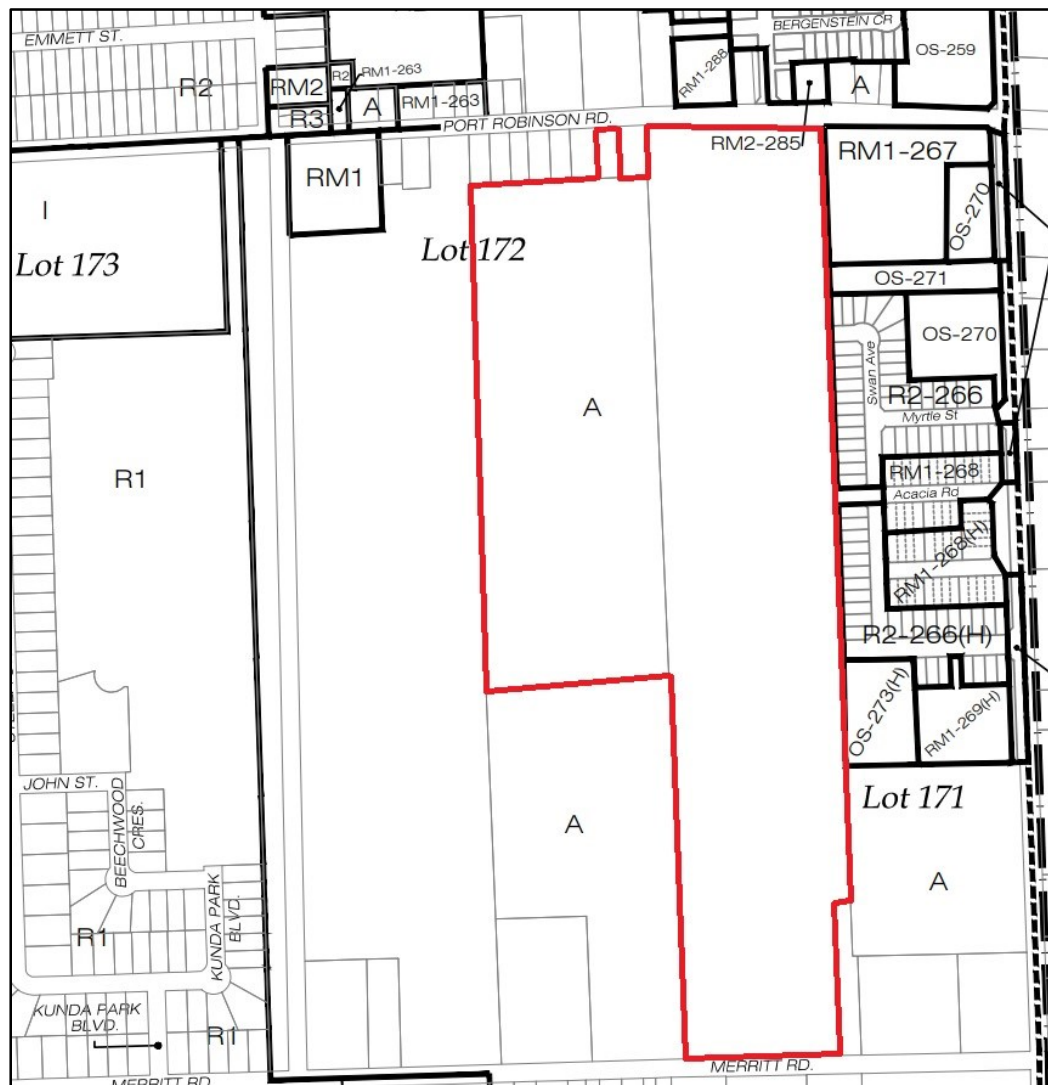
Pelham Zoning By-law No. 1136 (1987)

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.

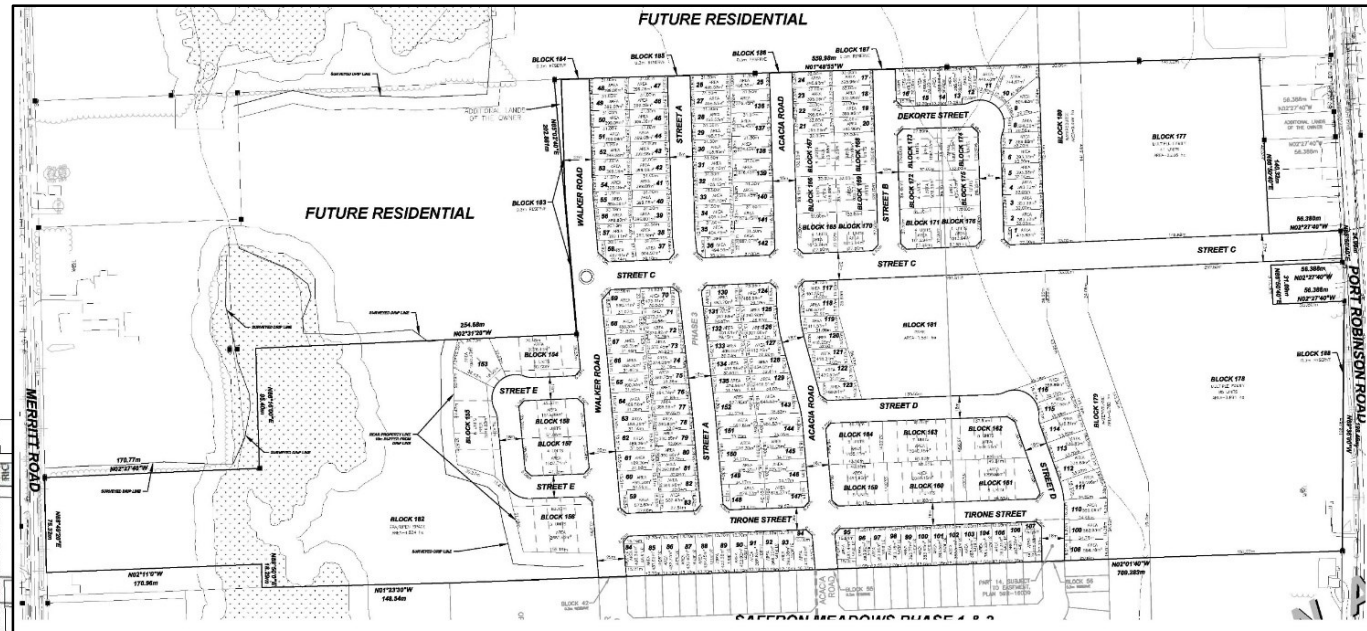
No recommendations or decisions concerning these applications have been, or will be made at this meeting.



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



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



THE GREENLAND SYSTEM

- ENVIRONMENTAL PROTECTION ONE
- ENVIRONMENTAL PROTECTION TWO
- PUBLIC PARKLAND



HUMMEL PROPERTIES INC.
P.O. Box 612
St. Davids ON L0S 1P0
Telephone (905) 262-0346 / Fax (905) 262-0347

April 26, 2019

**** VIA E-MAIL ONLY ****

Town of Pelham
Clerk's Department
P.O. Box 400
20 Pelham Town Square
Fonthill, Ontario
L0S 1E0

Attention: Ms. Nancy Bozzato, Town Clerk

Re: Zoning By-law Amendment, Official Plan Amendment and
Draft Plan of Subdivision
Municipal Address: 162 Port Robinson Road
File Nos. OP-AM-03-18, AM-03-18 & 26T19-02-18

Further to the Public Meeting Notice received, please be advised that Hummel Properties Inc., owner of several properties on Port Robinson Road, fully supports the zoning by-law amendment, official plan amendment and draft plan of subdivision in connection with residential development at 162 Port Robinson Road.

Thank you.

Yours truly,

HUMMEL PROPERTIES INC.

Rainer Hummel
President

/pc

May 07, 2019

Mayor and Members of Pelham Town Council
c/o Nancy J. Bozzato, Town Clerk
PO Box 400, 20 Pelham Town Square
Fonthill, Ontario, L0S 1E0

RE: File Nos Official Plan Application OP-AM-03-18, Zoning By-law Amendment AM-03-18 & Draft Plan of Subdivision 26T19-02-18 (Hert Inc.)

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Sincerely,

Craig & Kelly Larmour

[REDACTED]

Fonthill, ON L0S 1E0