

Council of the Town of Pelham 20 Pelham Town Square P.O. Box 400 Fonthill, ON LOS 1E0

October 8, 2019

Attention:

Barbara Wiens, Director

Community Planning & Development

Re:

Request for Council Resolution

Pursuant to Section 34 (10.0.0.2) of The Planning Act For Permission to Make Application for Minor Variances

Blocks 39-46 of River Estates (Phase 2) Subdivision Plan 59M-471 42-72 & 78-100 Summersides Blvd. and 300-304 Klager Ave.

Section 34 (10.0.0.2) of The Planning Act provides Municipalities with the authority to allow applications to revise or adjust zoning By-laws which have been recently passed within a two-year period. Accordingly, please accept this request for Council to declare by resolution, that Application(s) be may accepted and reviewed by the Town of Pelham Committee of Adjustment regarding specific house designs and site plan details for the above-noted blocks within the River Estates Phase 2 Subdivision. (See Attached Subdivision Plan and related Blocks)

<u>Background</u>: In 2018, Council passed Zoning By-law 4041(2018) to apply specific zoning provisions to the River Estates Phase 2 Plan of Subdivision which was in its early planning phases that year. At the time, lots were not yet sold to builders and thus, detailed house plans were not available. As a result, the zoning provisions in the Amending Zoning By-law were generically drafted in anticipation of the future housing envisioned for this subdivision.

Mountainview Homes recently purchased the above-noted townhouse blocks from the developers of the subdivision. Following our recent receipt of more detailed surveys, grading plans and servicing provisions, we have determined that it would be appropriate to pursue some "minor variance applications" for the specific housing designs now planned for these parcels. Attached is an overall concept site plan of the housing blocks in this area of the River Estates Plan, showing the unit layout for bungalow and two-storey townhouses with access for vehicles from the rear laneways. There are three types of minor variance applications being contemplated, which we believe are negligible yet appropriate to provide worthy spatial arrangement for good urban design with ample off-street parking provisions and outdoor amenity areas. (See Attached Concept Plans)

Upon submission of Committee of Adjustment Applications for each block, the applications will proceed through the normal public comment and government agency circulations; as well as detailed review and reporting by Town Staff. Accordingly, any variances proposed would be thoroughly monitored and assessed by Town Staff and the Committee of Adjustment for sound urban design under the approval process.

We look forward to your authorization to proceed with Committee of Adjustment applications. If there are any questions, or if additional information is required, please contact me.

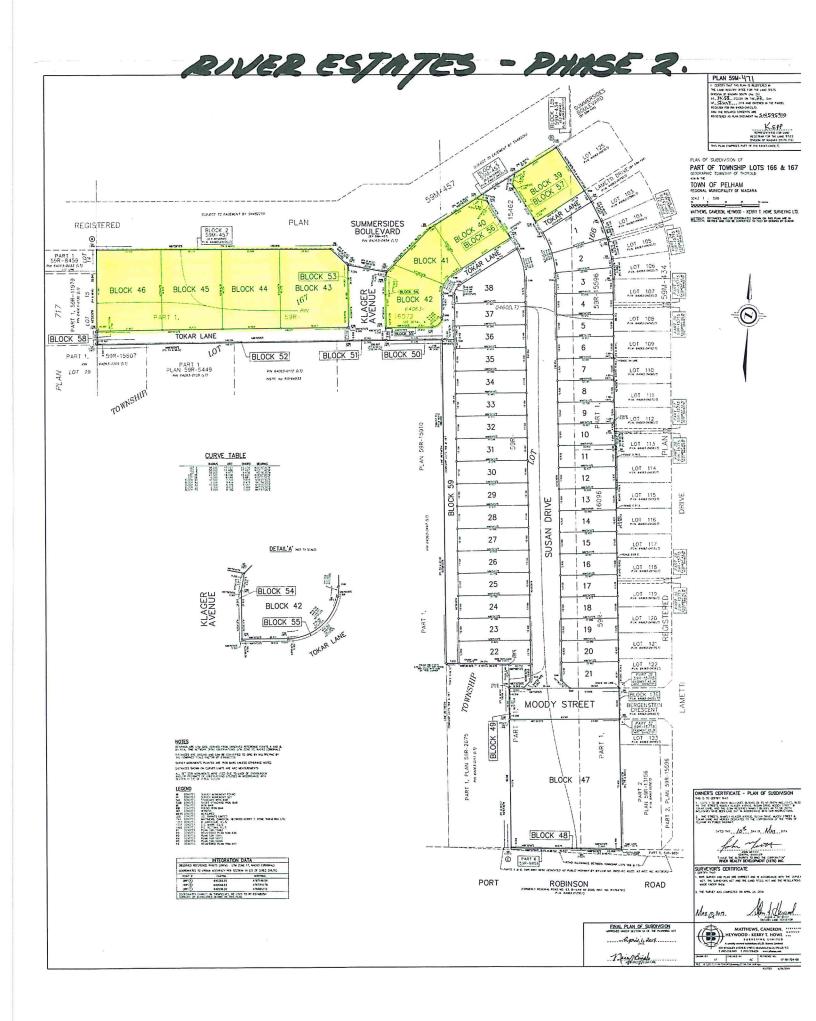
Respectfully submitted, Mountaingiew Homes

Ken Gonyou

Land Development Director

Attached: Concept Site Plans of Subject Blocks

CC: John Mestek, River Realty (Developer)



RIVER ESTATES PHASE 2 - REAR ACCESS UNITS

