



Council of the Town of Pelham
20 Pelham Town Square
P.O. Box 400
Fonthill, ON
L0S 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)

Background: 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,
Mountainview Homes

A handwritten signature in black ink, appearing to read 'Ken Gonyou', written in a cursive style.

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

PROPOSED MINOR VARIANCES

- 1a – REMOVE REQUIREMENT FOR MASONRY WALL SEPARATING DETACHED GARAGES (BLOCKS 39–46)

– BUILDING CODE ADDRESSES CONSTRUCTION DETAILS.
- 1b – REDUCE SETBACK FOR DETACHED GARAGE TO PROPERTY LINE FROM 2.4m TO 1.2m (BLOCKS 43–46)

– SPACE BETWEEN GARAGE AND SIDE LOT LINE.
- 2 – REDUCE FRONT YARD SETBACK FROM 4.5m TO 3.0m (BLOCKS 39–41)

– TO ACCOMMODATE BUNGALOW DESIGNS WITH 2 FULL DRIVEWAY PARKING SPACES AT REAR.

