

Public Meeting for 1084 Quaker Road

Zoning By-law Amendment Application AM-01-20

March 9, 2020

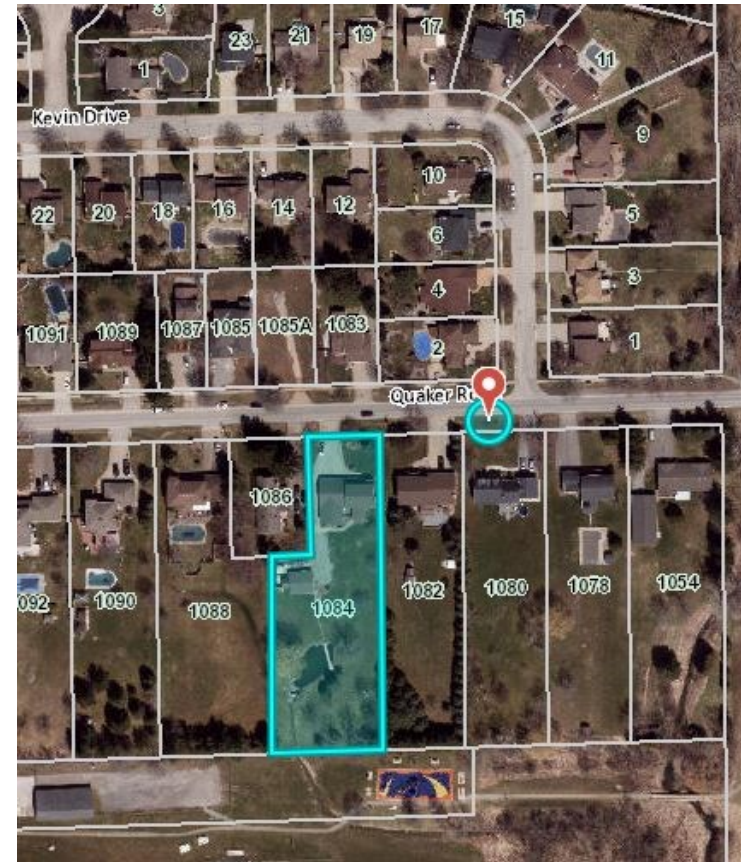
Location & Purpose

Location:

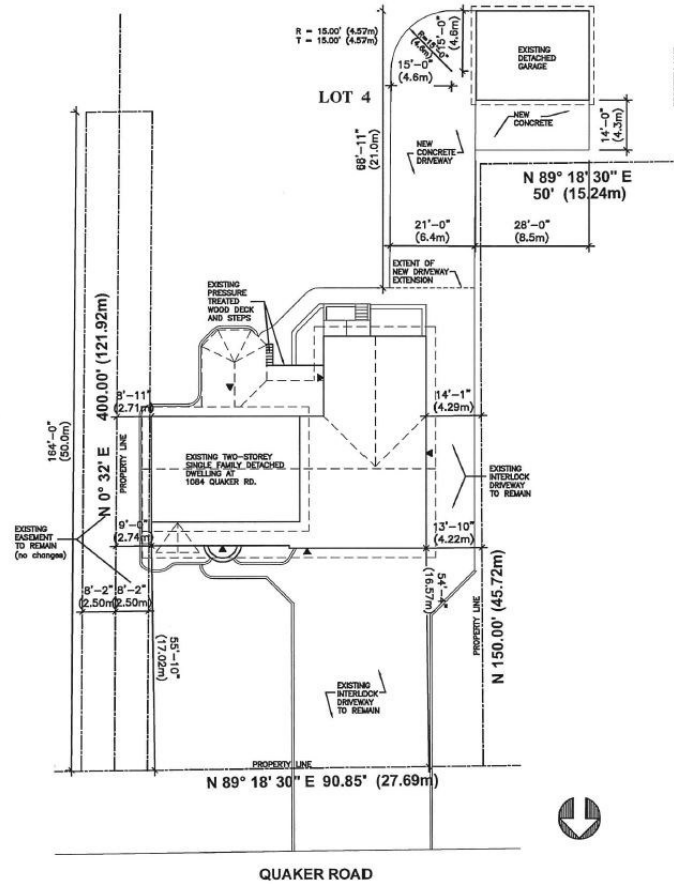
South side of Quaker Road west
of Kevin Drive

Purpose:

To change the zoning to add a
duplex dwelling as a permitted
use



Existing Site Layout



Provincial Policies & Plans

Provincial Policy Statement, 2014

- Settlement Area

Growth Plan for the Greater Golden Horseshoe, 2019

- Delineated Built-up Area

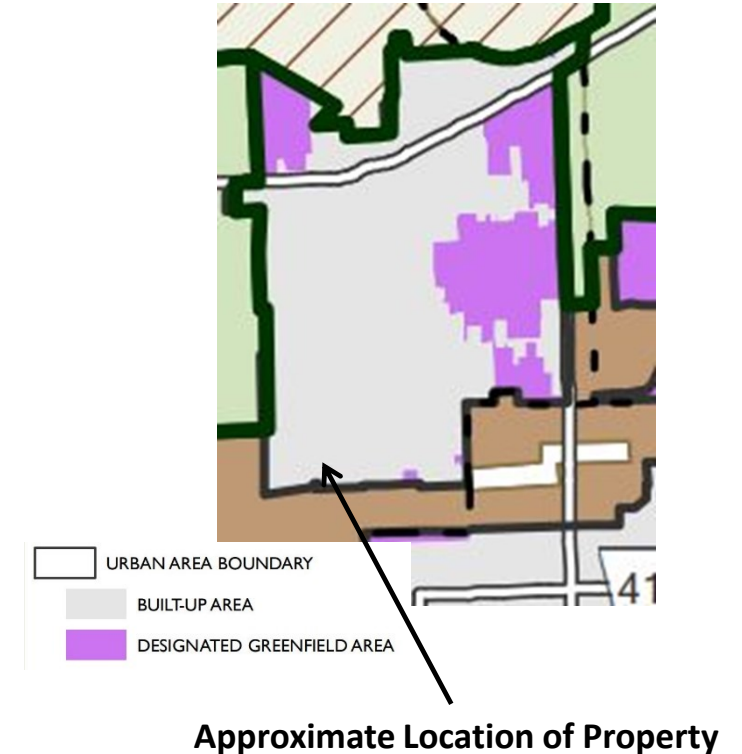
2014 Provincial
Policy
Statement



Niagara Region Official Plan

Urban Built-up Area

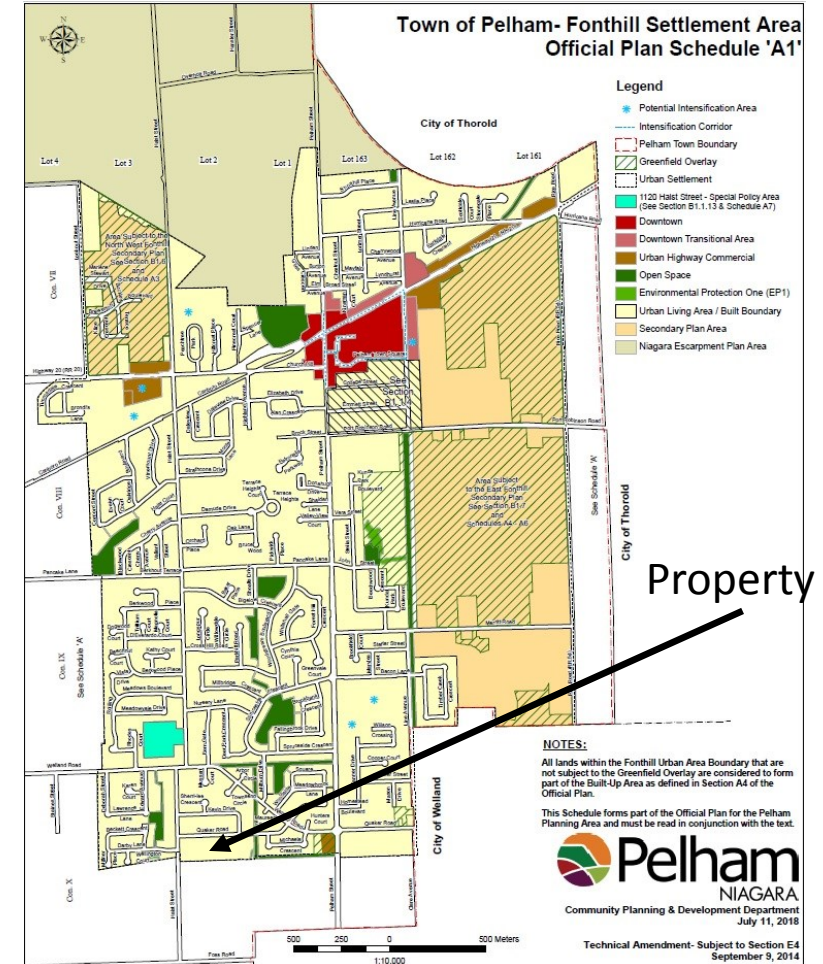
- Full range of residential, commercial and industrial uses permitted subject to available services and infrastructure.
- Policies promote higher density development and growth that contributes to a range of employment and housing types.
- 15% intensification target for new development.



Town Official Plan

Urban Living Area / Built Boundary

Permits single-detached, accessory apartments, semi-detached, townhouses, multiple and apartment dwellings, bed and breakfast, home occupations, institutional and neighbourhood commercial uses



Zoning By-law 1136 (1987)

- R1-26 (Residential One) zone
- requesting site specific (R1) Residential 1 zone to add a duplex dwelling as a permitted use



Property Location

Comments

Enbridge Gas Inc.

No objection.

Niagara Peninsula Energy

Property is outside of the service area.

Canada Post Corporation

No comments or conditions.

Building Division

A building permit will be required for the basement dwelling unit. Proper drawings will be required in accordance with the *Ontario Building Code*.

Normand Mailhot

Opposed to the application.

Concerned about neighbourhood property values, parking, traffic, garbage.

Wants only single detached dwellings in the existing neighbourhood.

Conclusion

No decisions or recommendations concerning this application have been or will be made at this meeting.

Following review of comments received, a recommendation report will be prepared for Council's decision at a later date.

Please ensure you provide your contact information through written comments or the sign-in sheet if you wish to receive future notices.

Questions & Comments

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