

Curtis Thompson

From: Bob Lymburner
Sent: January 20, 2020 3:13 PM
To: Kahlin Holmes BNI
Cc: Barbara Wiens; Shannon Larocque; Curtis Thompson
Subject: RE: Summersides Mews - Submission #3 (SP-03-19)

Fire has no comments



Bob Lymburner
Fire Chief
Director of Fire and By-Law Services
Town of Pelham
T: 905-892-2607 x203 | E: blymburner@pelham.ca
177 Highway 20 West | PO Box 323 | Fonthill, ON | L0S 1E0

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From: Kahlin Holmes BNI [mailto:kahlin@betterneighbourhoods.ca]
Sent: Monday, January 20, 2020 3:08 PM
To: Curtis Thompson; Bob Lymburner
Subject: Re: Summersides Mews - Submission #3 (SP-03-19)

Hi Curtis and Chief Bob,

Please see revised site plan attached.

Thank you,

Kahlin Holmes



From: Curtis Thompson <CThompson@pelham.ca>
Date: Monday, January 13, 2020 at 10:38 AM
To: Kahlin Holmes BNI <kahlin@betterneighbourhoods.ca>
Subject: Summersides Mews - Submission #3 (SP-03-19)

Hi Kahlin,

I have not yet received Public Works revised comments (not due until Jan 20th) but wanted to forward along the Fire Chief's latest markup as soon as it arrived.

It appears a small part of the laneway didn't receive the consistent treatment. And the laneway entrances should note a 12 m centreline radii.

Please revise and resubmit at your earliest convenience.

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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Curtis Thompson

From: Fricke, Britney <Britney.Fricke@niagararegion.ca>
Sent: March 2, 2020 10:27 AM
To: Curtis Thompson
Cc: Ramundo, Matteo
Subject: RE: Summersides Mews- Waste Collection/Easement

Follow Up Flag: Follow up
Flag Status: Flagged

Sorry for the delay- no easement needed.

Britney

From: Curtis Thompson [mailto:CThompson@pelham.ca]
Sent: Monday, March 02, 2020 9:36 AM
To: Fricke, Britney <Britney.Fricke@niagararegion.ca>
Cc: Ramundo, Matteo <Matteo.Ramundo@niagararegion.ca>
Subject: RE: Summersides Mews- Waste Collection/Easement

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Hi Britney,

I'm wrapping up the staff report on this SPA tomorrow. At this point, (even with the same surface treatment), is the Region's easement requirement along the edges of the laneway still applicable?

Thanks,



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From: Curtis Thompson
Sent: February 24, 2020 11:16 AM
To: 'Fricke, Britney' <Britney.Fricke@niagararegion.ca>; Shannon Larocque <slarocque@pelham.ca>
Cc: Ramundo, Matteo <Matteo.Ramundo@niagararegion.ca>
Subject: RE: Summersides Mews- Waste Collection/Easement

Britney,

They amended the Site Plan (attached) to provide one treatment to keep the Fire Chief happy. Let me know how you'd like us to proceed.

Best,



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From: Fricke, Britney [<mailto:Britney.Fricke@niagararegion.ca>]
Sent: February 11, 2020 10:30 AM
To: Shannon Larocque <SLarocque@pelham.ca>
Cc: Ramundo, Matteo <Matteo.Ramundo@niagararegion.ca>; Curtis Thompson <CThompson@pelham.ca>
Subject: Summersides Mews- Waste Collection/Easement

Hi Shannon,

I know this is Curtis's file, but I'm hoping you can investigate something for me or forward my email appropriately. We're reviewing the Draft Plan of Condo application for Summersides Mews. There was an outstanding Regional waste collection requirement from the site plan process for easements over the decorative pavement portion of the common element road area. The purpose of the easement was to have the decorative portions be free and clear of structures and cars so garbage trucks could access the full width for collection. The obstruction within the decorative pavement portions was also a concern of the Fire Chief, and there was some discussion about whether the entire common element road area would need to be paved as opposed to having an easement. Do you know where the Chief landed on this- easement or entirely paved?

We're trying to decide whether to let the site plan approval process play out and keep the easement requirement out of the draft plan conditions, whether to carry it over as a condition, or whether its redundant because of the paving requirement.

Give me a call if you want to chat.

Thanks,
Britney

Britney Fricke, MCIP, RPP
Development Planner
Planning and Development Services Department
Regional Municipality of Niagara
1815 Sir Isaac Brock Way, PO Box 1042

Thorold, Ontario L2V 4T7
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Curtis Thompson

From: Jason Marr
Sent: March 4, 2020 9:35 AM
To: Curtis Thompson
Cc: Barbara Wiens
Subject: RE: Summersides Mews - Primary Servicing

Engineering is okay with separating the water service at the property line and including a 50mm water meter at property line to meter the domestic service. The maintenance and upkeep of the water services on private property, including the hydrant will remain the responsibility of the developer.



Jason Marr, P.Eng

Director of Public Works
Town of Pelham
T: 905-892-2607 x313 | E: jmarr@pelham.ca
20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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From: Curtis Thompson
Sent: Monday, March 2, 2020 9:31 AM
To: Jason Marr <JMarr@pelham.ca>
Cc: Barbara Wiens <BWiens@pelham.ca>
Subject: RE: Summersides Mews - Primary Servicing

Hi Jason,

I need to wrap up the staff *Recommendation Report* by tomorrow. Where are we at with the latest Site Servicing Plan on this development?

Thanks,



Curtis Thompson, B.Eng.
Planner
Community Planning &
Development

e: cthompson@pelham.ca
p: 905.892.2607 x324
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20 Pelham Town Square
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From: Derek Young
Sent: February 24, 2020 11:18 AM

To: Curtis Thompson <CThompson@pelham.ca>

Cc: Tolga Aydin <TAydin@pelham.ca>; Barbara Wiens <BWiens@pelham.ca>; Jason Marr <JMarr@pelham.ca>

Subject: Re: Summersides Mews - Primary Servicing

Hi, I wasn't included in the meeting, any approved changes need to be signed off by Jason, thanks.

Regards,

Derek

On Feb 24, 2020, at 10:05 AM, Curtis Thompson <CThompson@pelham.ca> wrote:

Hey guys,

I wasn't a part of this meeting, but I guess the Servicing Plan was revised? Can you please let me know if all is well?

Thanks,

Memorandum

Public Works Department - Engineering

To: Curtis Thompson, Planner

CC: Jason Marr, Director of Public Works; Barb Wiens, Director of Planning and Development

From: Tolga Aydin, Engineering Technologist

Date: January 21, 2020

Subject: Summersides Mews – **Third Submission**

The Public Works Department has reviewed the submitted documentation regarding the proposed development known as Summersides Mews. Please note the following notes and conditions provided.

The following submitted reports have been considered for the purpose of this application:

- Functional Servicing and Grading Report, by Better Neighbourhoods Development Consultants, dated December 19, 2019
- Cost Estimates, by Better Neighbourhoods Development Consultants, dated December 19, 2019

The following submitted drawings have been considered for the purpose of this application:

- Site Plan, by Better Neighbourhoods Development Consultants, dated December 17, 2019
- Servicing Plan, by Better Neighbourhoods Development Consultants, dated December 19, 2019
- Grading Plan, by Better Neighbourhoods Development Consultants, dated December 19, 2019

From the Department of



Public Works has the following comments;

Engineering Reports

Public Works has no comments.

Engineering Comments

Public Works has no comments.

SITE PLAN COMMENTS

Date: May 27, 2019

Re: SP-03-19 - Summersides Mews

The building department offers the following comment,

- Spatial Separation between Buildings may be a consideration, as per 9.10.14. OBC

Respectfully,
Belinda Menard, Dipl. T.
Building Intake/Plans Examiner

Curtis Thompson

From: circulations@wsp.com
Sent: May 10, 2019 8:28 AM
To: Curtis Thompson
Subject: Site Plan application (SP-03-19) - Wellspring Way and Summersides Blvd.

2019-05-10

Curtis Thompson

Pelham

, ,

Attention: Curtis Thompson

Re: Site Plan application (SP-03-19) - Wellspring Way and Summersides Blvd.; Your File No. SP-03-19

Our File No. 84624

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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-LAEmI-hhHzdJzBITWfa4Hgs7pbKI



CANADA POST
955 Highbury Ave N
London ON N5Y 1A3
CANADAPOST.CA

POSTES CANADA
955 Highbury Ave N
London ON N5Y 1A3
POSTESCANADA.CA

May 10, 2019

CURTIS THOMPSON
TOWN OF PELHAM
20 PELHAM TOWN SQUARE
FONTHILL, ONTARIO, L0S 1E0

Re: **Summersides Mews - SP-03-19**

Dear Curtis,

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



Enbridge Gas Inc.
500 Consumers Road
North York, Ontario M2J 1P8
Canada

May 15, 2019

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

Dear Curtis,

Re: Site Plan Control Application
Summersides Boulevard Inc.
Wellspring Way & Summersides Boulevard
Part 5 on 59R-16105, and Part of Block 4 on 59M
Town of Pelham
File No.: SP-03-19

Enbridge Gas Inc. 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 Inc.'s Customer Connections department by emailing CustomerConnectionsContactCentre@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 Inc. 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 Inc.'s Customer Connections department. For more details contact CustomerConnectionsContactCentre@Enbridge.com.

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

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is cursive and fluid.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—

ENBRIDGE GAS INC.

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Safety. Integrity. Respect