



# **SAFFRON VALLEY**

**TOWN OF PELHAM**

## **APPLICATIONS FOR MINOR VARIANCE AND EASEMENT**

**MINOR VARIANCE FILE NO. A16-2021P**

**CONSENT APPLICATION NO. B15-2021P**

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**UPPER CANADA  
CONSULTANTS**  
*ENGINEERS / PLANNERS*

# Saffron Valley



4  
2  
Walker Road  
209 213 217 221 225 229 233 237 241 245

216 220 224 228 232 236 240 244

**Phase 1  
A16/2021P**

**Phase 2  
B15/2021P**

1304

1317

1311

1307

1291

1281

Rice Road

221



## Overview of Applications

### Saffron Valley Phase 1 (A16-021P)

- Block 38 of Plan 59M-476
- Variances to support layout, access and amenity.
- In Site Plan review process, currently.
- Draft Plan of Vacant Land Condominium Approval pending.

### Saffron Valley Phase 2 (B15-2021P)

- 1304 Rice Road
- Received approval of Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Vacant Land Condominium.
- To be integrated as a second Phase of the Saffron Valley development with shared services and roadway connections.

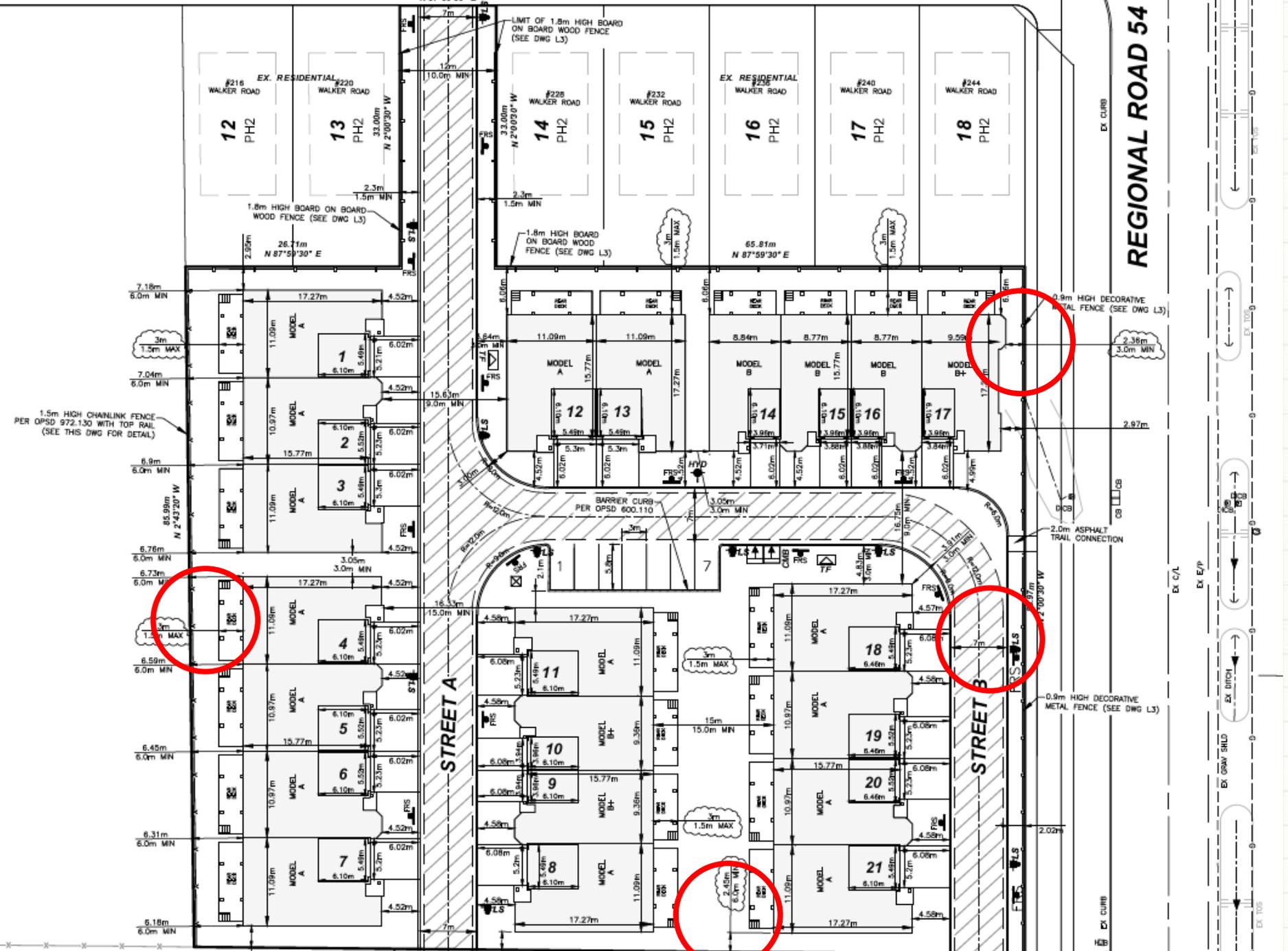




## Application A16-2021P

### Requested Minor Variances:

1. *To permit a minimum side yard of 2.3m whereas the by-law requires 3m;*
2. *To permit a minimum rear yard of 2.3m (Units 8-7 and 21) whereas the by-law requires 6.0m.*
3. *To permit a minimum private driveway (condominium road) for ingress and egress of 7.0m whereas the by-law requires 7.5m.*
4. *To permit a deck encroachment of 3.0m whereas the by-law allows 1.5m.*



REGIONAL ROAD 54 (

EX C/L

EX E/P

EX DITCH

EX GRAY SHLD

EX CURB

EX 105



## Justification of the Variances

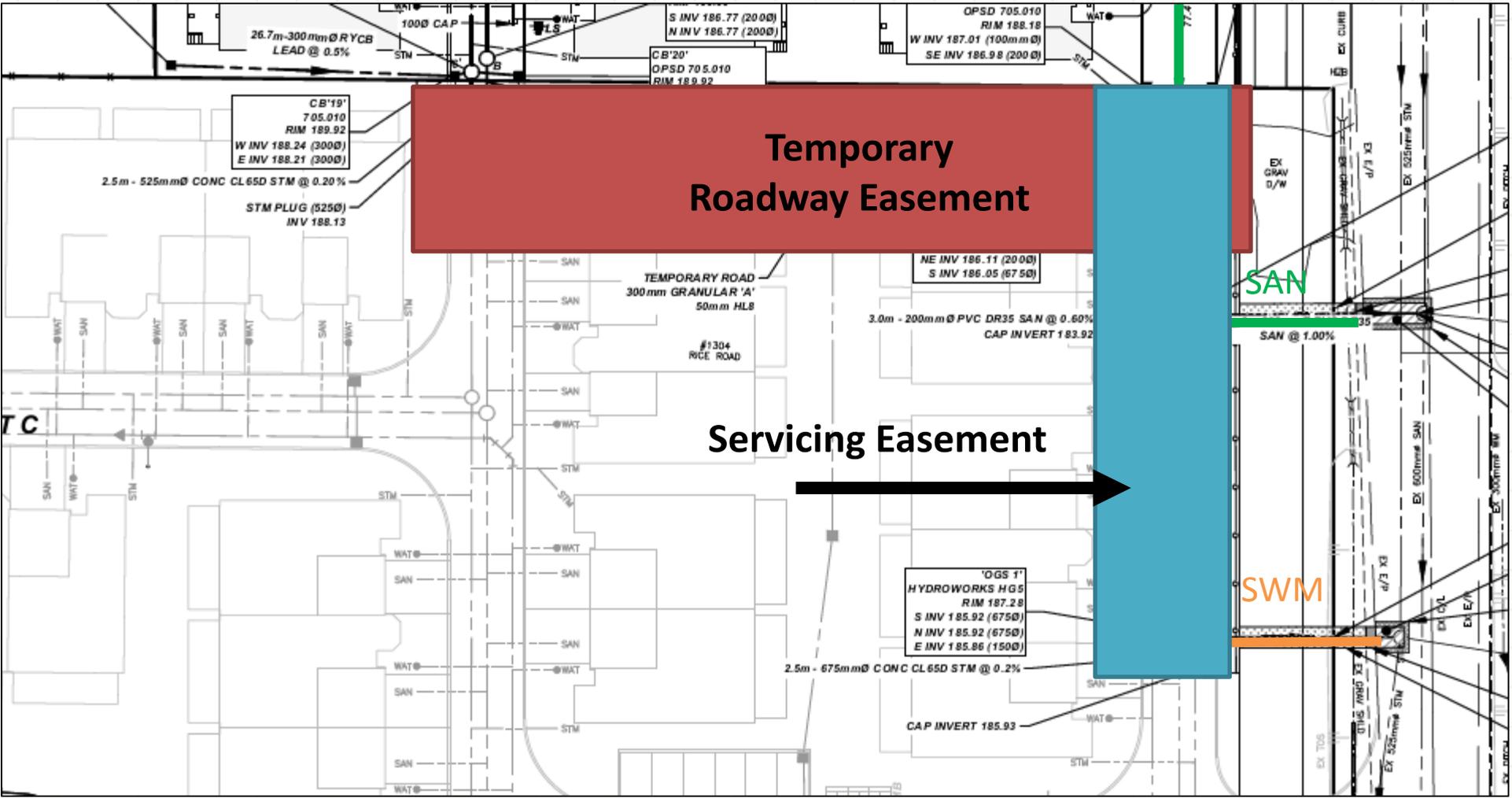
- Setback relief along Rice Road results in consistent setback with approved Zoning for Phase 2. There is also a 6 metre municipal trail block between the lot line and Rice Road.
- Setback relief along Southern Lot Line (rear yard) is technical as the development on adjacent lands will emulate the same side yard condition.
- Increase in deck projection allows for functional amenity space. Sufficient outdoor amenity yard remains provided with no impact on common element.
- Road width is consistent with other approved developments within the larger Saffron Community. No impact on road safety. No objection through site plan review.



## Application B15-2021P

Requested Easements, to the benefit of Saffron Valley Phase 1 (Block 38)

1. *Temporary Roadway for the turning of emergency and waste collection vehicles.*
2. *Easement for sanitary and stormwater outlets to Rice Road.*



**Temporary  
Roadway Easement**

**Service Easement**

SAN

SWM



## Effect of Easements

*Temporary Roadway for the turning of emergency and waste collection vehicles.*

- *Will be released upon completion of Saffron Valley Phase 2 (1304 Rice Road), as the through street network will be established.*

*Easement for sanitary and stormwater outlets to Rice Road.*

- *Will remain in perpetuity. Phase 2 will also tie into the service outlets.*