

APPENDIX A

Shannon Larocque

From: circulations@wsp.com
Sent: Tuesday, May 18, 2021 8:04 AM
To: Shannon Larocque
Subject: ZBLA, Draft Plan of Subdivision - 155 Port Robinson Road, Pelham - File No. AM-02-21 & 26T19-01-19

2021-05-18

Shannon Larocque

Pelham

, ,

Attention: Shannon Larocque

Re: ZBLA, Draft Plan of Subdivision - 155 Port Robinson Road, Pelham - File No. AM-02-21 & 26T19-01-19;
Your File No. 26T19-012019,AM-02-21

Our File No. 90370

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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OFFICIAL PLAN AMENDMENT/ZONING BY-LAW AMENDMENT COMMENTS

Date: May 28th, 2021

Subject: Official Plan Amendment/Zoning By-law Amendment (155 Port Robinson Rd.)

The building department offers the following comment,

- Separate building permits are required for each of the units in proposed town house block
- Ontario Building Code compliance will be a requirement

Kind Regards,

David Christensen, BSc (Hons), Adv. Dip.
Building Intake & Zoning Technician
dchristensen@pelham.ca



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

June 4, 2021

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

Dear Shannon,

Re: Draft Plan of Subdivision & Zoning By-law Amendment - Revised
Quartek Group Inc.
155 Port Robinson Road
Town of Pelham
File No.: 26T19-01-19 & AM-02-19

Enbridge Gas Inc. has no changes to the previously identified conditions for this revised application(s).

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman

Municipal Planning Analyst
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.

Shannon Larocque

From: Dolly.Shetty@HydroOne.com on behalf of LandUsePlanning@HydroOne.com
Sent: Wednesday, May 19, 2021 10:18 AM
To: Shannon Larocque
Subject: Pelham - 155 Port Robinson Road - 26T19-01-19

Hello,

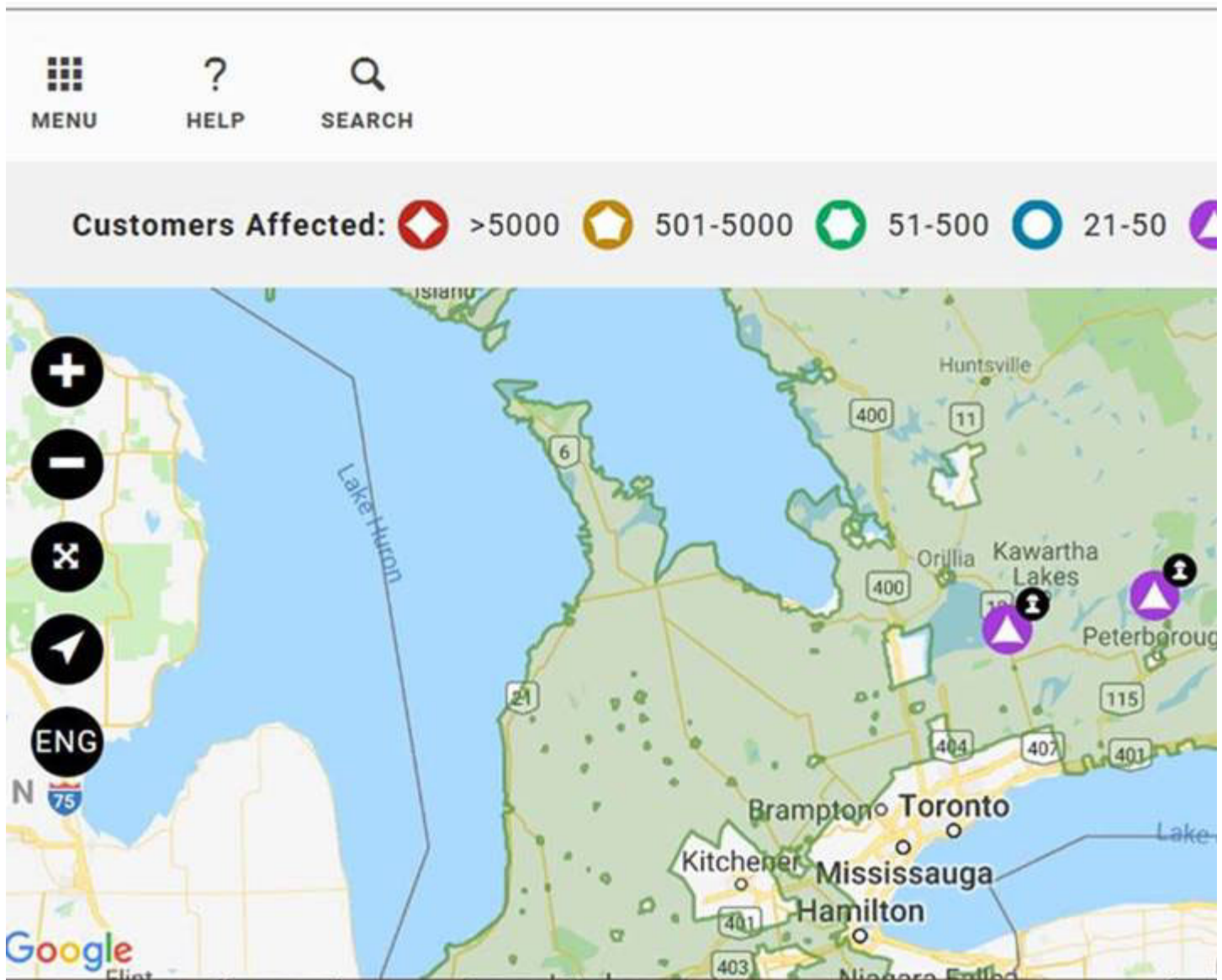
We are in receipt of Application 26T19-01-19 dated May 7, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com



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From: Shannon Larocque <SLarocque@pelham.ca>

Sent: Friday, May 7, 2021 2:01 PM

To: info@npei.ca; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; andrew.carrigan@canadapost.ca; MunicipalPlanning@enbridge.com; circulations@mmm.ca; jim.sorley@npei.com; ash.neville@rci.rogers.com

Subject: Request for Comments - Applications for Modification of Draft Plan of Subdivision & Zoning By-law Amendment - 155 Port Robinson Road

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Good Afternoon,

We are in receipt of applications for modification of draft plan of subdivision (File 26T19-01-19) and zoning by-law amendment (AM-02-21) for 155 Port Robinson Road. The applications will facilitate the development of one additional street townhouse unit. Your comments would be appreciated by May 28, 2021.

If you require any further information, please contact me.

Best Regards,

Shannon



Shannon Larocque, MCIP. RPP.

Senior Planner

Town of Pelham

T: 905-892-2607 x319 | E: slarocque@pelham.ca

20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E1

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Memo

To: Shannon Larocque, Senior Planner

CC: Jason Marr, Director of Public Works; Barb Wiens, Director of Planning and Development; Derek Young, Manager of Engineering

From: Tolga Aydin, Engineering Technologist

Date: 12th May 2021

RE: Modification of Draft Plan and Zoning By-law Amendment – 155 Port Robinson Road

The Public Works Department has reviewed the submitted documentation regarding the proposed Modification of Draft Plan and Zoning By-law Amendment for the development known as 155 Port Robinson Road. Please note the following comments;

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

- 19194-SSG, prepared by Quartek Group, dated March 10, 2021

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

- SWM Memo, prepared by Quartek Group, dated March 10, 2021

The following comments shall be addressed to the satisfaction of the Director of Public Works. Note that further comments to be forthcoming on subsequent submissions.

Stormwater Management Brief

The SWM Brief prepared by Hank Klassen indicates an increase in lot coverage of approximately 1% and no negative impacts on the receiving storm system because of this. Town staff are in agreeance with this and have no comments on the submitted Brief.

Submitted Drawings

1. The submitted Site Servicing and Grading Plan indicate additional road cuts in order to service the proposed 7th lot. Lametti Drive was paved with top course asphalt late summer 2020 and is currently on its maintenance period for assumption. Town staff are concerned with the integrity of the road surface after five (5) separate road cuts, and ask the Developer repave Lametti Drive with full width top course asphalt between the limits of the road cuts indicated on the submitted Site Servicing and Grading Plan.
2. The storm service from Unit 1 is to tie into the storm system on Lametti Drive as opposed to Port Robinson Road. The read yard drainage can continue to discharge to Port Robinson road as shown.

Planning and Development Services

1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7
905-980-6000 Toll-free: 1-800-263-7215

Via Email Only

May 20, 2021

File No.: D.11.06.SD-19-002
D.18.06.ZA-19-006

Ms. Shannon Larocque, MCIP, RPP
Senior Planner
Town of Pelham
20 Pelham Town Square, P.O Box 400
Fonthill, ON L0S 1E0

Dear Ms. Larocque:

**Re: Regional and Provincial Comments
Modification of Draft Plan of Subdivision and Zoning By-law Amendment
Town File Nos.: 26T19-01-19 and AM-02-21
Applicant/Owner: Harbour Hills Construction Management (2282344
Ontario Inc.)
Agent: Quartek Group Inc. (Susan Smyth)
Address: 155 Port Robinson Road
Town of Pelham**

Regional Planning and Development Services staff have reviewed the information circulated with the applications for modification of draft plan of subdivision and zoning by-law amendment for 155 Port Robinson Road, Pelham.

The proposed subdivision received draft plan approval from the Town on September 16, 2019, subject to several conditions. Niagara Region is the clearance agency for conditions 36 and 37, as outlined in the Conditions for Draft Plan of Subdivision Approval included as Attachment No. 1 to the Town of Pelham's Notice of Decision to Grant Draft Plan Approval (dated September 18, 2019). The modified draft plan of subdivision (prepared by the Quartek Group, dated February 5, 2021) proposes an additional one street townhouse unit, for a total of seven street townhouse units on 0.18 hectares of land. The Zoning By-law amendment proposes to modify the site-specific Residential Multiple 1 (RM1) zoning on the subject lands to permit a reduction in the minimum lot area per dwelling unit.

The proposed lot reconfiguration is a minor revision to allow for an additional street townhouse unit on the subject lands. The existing Regional conditions of draft plan

approval, which address the requirement for a Stage 1 and 2 Archeological Assessment, as well as the insertion of standard archeological warning clauses in the final subdivision agreement, are still applicable and should be maintained. Regional staff have no objections to the requested site-specific zoning provision for minimum lot area.

Conclusion

Regional Planning and Development Services staff have no objection to the proposed modification to the draft plan of subdivision and zoning by-law amendment from a Provincial or Regional perspective, subject to the original subdivision conditions of draft plan approval being retained, and the satisfaction of any local requirements.

Please send a copy of the staff report and notice of the Town's decision on the applications.

If you have any questions related to the above comments, please contact me at Amy.Shanks@niagararegion.ca, or Britney Fricke, MCIP, RPP, Senior Development Planner at Britney.Fricke@niagararegion.ca

Kind regards,



Amy Shanks
Development Planner

cc: Britney Fricke, MCIP, RPP, Senior Development Planner, Niagara Region