
OFFICIAL PLAN AMENDMENT/ZONING BY-LAW AMENDMENT COMMENTS

Date: December 7th, 2020

Subject: Official Plan Amendment/Zoning By-law Amendment (1365 Station Street)

The building department offers the following comment,

- A building permit will be required for the proposed apartment building and compliance with the Ontario Building Code will be a requirement.

Kind Regards,

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



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London ON N5Y 1A3
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November 5th, 2020

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

Re: 1365 Station Street

Dear Curtis,

This development, as described, falls within our centralized mail policy.

I will specify the condition which I request to be added for Canada Post Corporation's purposes.

- a) 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

Andrew Carrigan
Delivery Services Officer
Andrew.Carrigan@canadapost.ca

Curtis Thompson

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: November 3, 2020 9:55 AM
To: Curtis Thompson
Subject: RE: Request for Comments - Official Plan Amendment / Zoning By-law Amendment (1365 Station Street)

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE
TEL: 416-495-5386 | MunicipalPlanning@Enbridge.com
500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com

Safety. Integrity. Respect.

From: Curtis Thompson <CThompson@pelham.ca>
Sent: Monday, November 2, 2020 2:42 PM
To: Jason Marr <JMarr@pelham.ca>; Tolga Aydin <TAydin@pelham.ca>; Derek Young <DYoung@pelham.ca>; Bob Lymburner <BLymburner@pelham.ca>; David Christensen <DChristensen@pelham.ca>; Mike Zimmer <MZimmer@pelham.ca>; Shanks, Amy <Amy.Shanks@niagararegion.ca>; Dev Planning Applications - Region (<devtplanningapplications@niagararegion.ca> <devtplanningapplications@niagararegion.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; info@npei.ca; Jim Sorley (jim.sorley@npei.ca) <jim.sorley@npei.ca>; Bell Canada <circulations@mmm.ca>; LandUsePlanning@HydroOne.com; Canada Post-Niagara <andrew.carrigan@canadapost.ca>
Cc: Shannon Larocque <SLarocque@pelham.ca>; Barbara Wiens <BWiens@pelham.ca>
Subject: [External] [WARNING: MESSAGE ENCRYPTED]Request for Comments - Official Plan Amendment / Zoning By-law Amendment (1365 Station Street)

EXTERNAL: PLEASE PROCEED WITH CAUTION.

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Hello,

We are in receipt of an **Official Plan Amendment** (OP-AM-03-2020) and **Zoning By-law Amendment** (AM-11-2020) application for the property at **1365 Station Street** in Fonthill.

The submitted material is attached and includes:

- Cover Letter
- Application (x2) (Official Plan Amendment & Zoning By-law Amendment)
- Site Plan
- Site Servicing & Grading Plan
- Planning Justification Report
- Archaeological Assessment (Stage 1-2)
- Functional Servicing Report
- Traffic Impact Brief

Hardcopies are **not** being circulated. The Niagara Region's cheque will be delivered to your office.

Comments would be appreciated by **Tuesday, December 1st 2020** If you have any questions, or require additional material, please let me know.

Thank you,



Curtis Thompson, B.URP

Planner

Town of Pelham

T: 905-892-2607 x324 | E: cthompson@pelham.ca

20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

Town of Pelham Confidentiality Notice:

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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: 22nd June 2021

RE: Zoning By-Law Amendment & Official Plan Amendment – 1365 Station Street

The Public Works Department has reviewed the submitted documentation regarding the proposed Official Plan Amendment and Zoning By-Law Amendment for 1365 Station Street. Please note the following comments.

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

Submitted Drawings

Site Servicing and Grading Plan

1. The grading and elevations along the north property line and south property line will impact the existing swales on property line and reduce their functionality.

Site Plan

1. The envelope of the building does not allow for proper lot drainage and run-off mainly due to setbacks, causing negative drainage to adjacent properties which is not permitted.

Submitted Reports

Functional Servicing Report

1. No comments.

Traffic Impact Study

1. No comments.

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

November 26, 2020

File No.: D.10.06.OPA-20-0035
D.18.06.ZA-20-0073

Curtis Thompson
Planner
Town of Pelham
20 Pelham Town Square, P.O Box 400
Fonthill, ON L0S 1E0

Dear Mr. Thompson:

**Re: Provincial and Regional Comments
Official Plan Amendment and Zoning By-law Amendment Applications
Town File Nos.: OP-AM-03-2020 and AM-11-2020
Applicant: Hummel Properties Inc.
Address: 1365 Station Street, Pelham**

Regional Planning and Development Services staff have reviewed the information circulated with the applications for Official Plan Amendment and Zoning By-law Amendment for lands municipally addressed as 1365 Station Street in the Town of Pelham.

The proposed development consists of the construction of a new 4-storey, 18 unit apartment building on the subject lands. The Official Plan Amendment proposes to delete a policy from the subject lands, which limits the maximum allowable unit density to 25% of the existing gross floor area of all lands located within 300 metres of the site.

The Zoning By-law Amendment proposes to rezone the subject lands from a Residential 2 (R2) zone to Residential Multiple 2 (RM2) zone. Additionally, the proposed amendment requests modified provisions for lot area, lot frontage, density, lot coverage, front yard, rear yard, interior side yard, landscaped area, balcony and canopy projections, parking area location, ingress and egress standards for parking spaces, and loading space location to permit the proposed development.

A preconsultation meeting was held on May 21, 2020, with Town and Regional staff, and the Applicants in attendance. The following Provincial and Regional comments are provided to assist the Town in considering this application.

Provincial and Regional Policy

The subject lands are located within a Settlement Area under the Provincial Policy Statement (PPS), designated Delineated Built-Up Area under the Growth Plan for the Greater Golden Horseshoe (Growth Plan) and designated Urban Area (Built-Up Area) in the Regional Official Plan (ROP).

The PPS and Growth Plan direct growth to Settlement Areas and the Delineated Built-Up Area to efficiently use existing servicing, infrastructure, and public service facilities. An emphasis is placed on intensification and infill to foster the development of complete communities that have a mix of diverse land uses, and a range of housing options for the current and future population. The ROP permits a full range of residential, commercial and industrial uses generally within the Urban Area, subject to the availability of adequate municipal services and infrastructure. The policies of the ROP promote higher density development in Urban Areas, supporting growth that contributes to the overall goal of providing a sufficient supply of housing that is affordable, accessible, and suited to the needs of a variety of households and income groups in Niagara.

The proposal is considered infill development, and will result in residential intensification within the Built-Up Area, which will make more efficient use of designated urban land and existing infrastructure and contribute toward the Town achieving its annual 15% residential intensification target, as established by the ROP. The proposal, which will result in the creation of 18 new apartment units, will also provide an alternative form of housing, offering a range of options in the neighbourhood to meet the needs of a variety of households, populations and income groups. The proposed development is therefore generally consistent with Provincial and Regional policies for the provision of a range of housing types and densities within the Built-Up Area.

Archeological Resources

The PPS and ROP provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS and Policy 10.C.2.1.13 of the ROP state that development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved.

At the preconsultation meeting, the subject lands were identified as having high archaeological potential given their proximity (within 300 metres) to three registered archeological sites. A Stage 1 and 2 Archeological Assessment was prepared by Detritus Consultants Limited (dated October 6, 2020) for the subject lands. The Stage 2 Assessment did not result in the identification of any archaeological resources, and the Licensed Archaeologist recommended that no additional archaeological assessment for the subject lands was warranted.

As of the date of this letter, a letter from the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) confirming that all archaeological resource concerns have met licensing and resource conservation requirements has not been received. This requirement will be addressed through the incorporation of appropriate conditions of approval through subsequent Planning Act applications (i.e. site plan agreement).

Technical Comments

Niagara Region Technical staff have completed a review of the materials which were provided as part of the Official Plan Amendment and Zoning By-law Amendment applications. Based on this review, Niagara Region Technical staff offers the following comments that should be addressed in the future site plan application:

Waste Collection

Niagara Region provides curbside waste and recycling collection for developments that meet the requirements of Niagara Region's Waste Collection Policy. The subject property is eligible to receive Regional curbside waste and recycling collection provided waste and recycling is brought to the curbside on the designated pick up day, and that the following limits are not exceeded:

- No limit on blue/grey containers;
- No limit on green containers; and,
- 2 garbage containers per unit max to a maximum of 24 containers (collected bi-weekly).

Collection will be at the curbside only.

Regional staff note that the proposed conceptual site plan shows an enclosed waste room on-site for waste collection. Regional waste collection trucks are unable to go into or under covered entrances and areas. If the intent is to receive Regional waste collection, the bins will have to be moved on collection day to a location that will align with the Region's waste collection policy. Regional staff request that the intended waste collection method be submitted with the future site plan application to determine if Regional collection is possible. If Regional collection is not possible, then waste collection will be the responsibility of the owner through a private contractor. The future site plan application will require a warning clause to advise future residents of the collection by a private contractor, if that is the case. Please confirm the preferred means of waste collection as part of the future site plan application submission.

Conclusion

In conclusion, Regional staff have no objection to the proposed Official Plan Amendment and Zoning By-law Amendment from a Provincial and Regional perspective, subject to the satisfaction of any local requirements. The proposal is consistent with the PPS, and conforms with Provincial Plans and the Regional Official Plan from a Provincial and Regional perspective.

The proposed Official Plan Amendment is exempt from Regional Council approval, in accordance with policies 14.E.7 and 14.E.8 of the ROP and the Memorandum of Understanding.

Please relay these comments to the applicant for consideration as part of the future site plan application submission. Please also send a copy of the staff report and notice of the Town's decision on these 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
Matteo Ramundo, Development Approvals Technician, Niagara Region