

Public Meeting for 155 Port Robinson Road

Revision to Draft Plan of Subdivision &
Zoning By-law Amendment Applications

26T19-01-19 & AM-02-21

July 12, 2021

Location & Purpose

Location:

north west corner of Lametti Drive and Port Robinson Road

Purpose:

Revision to draft plan of subdivision to create 1 additional lot for a street townhouse dwelling.

Zoning By-law Amendment to allow a minimum lot area of 210 m² per unit.



Proposed Draft Plan of Subdivision



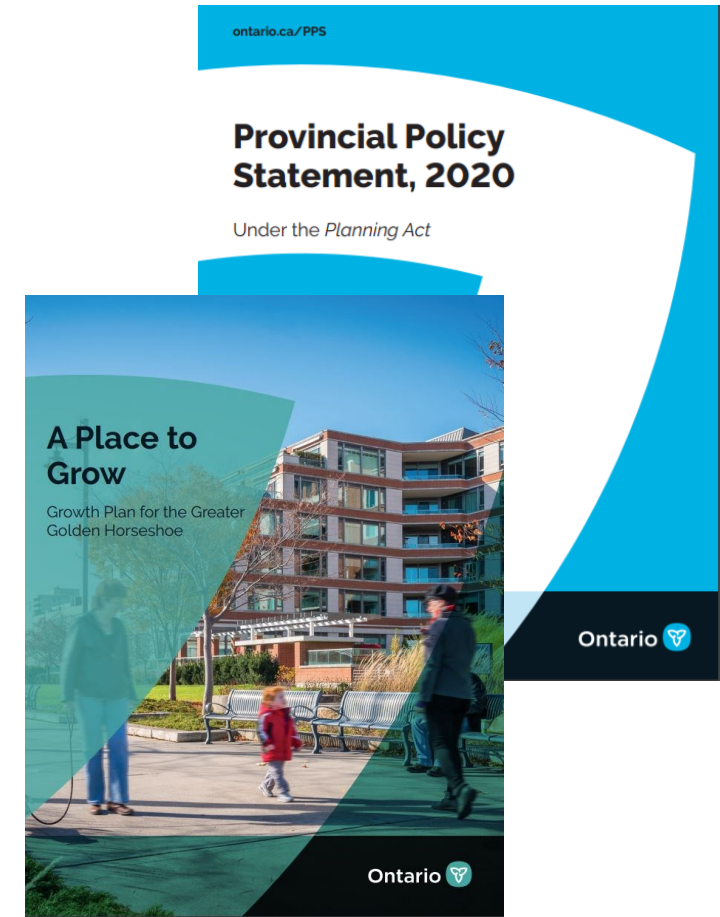
Provincial Policies & Plans

Provincial Policy Statement, 2020

- Settlement Area

Growth Plan for the Greater Golden Horseshoe, 2019

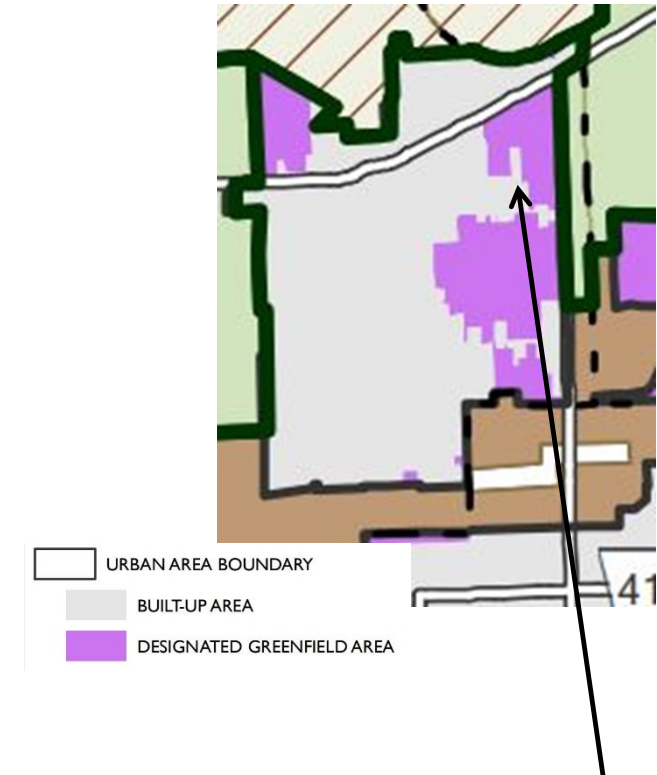
- Delineated Built-up Area



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.



Approximate Location of Property

Town Official Plan

East Fonthill Secondary Plan Area EF- Medium Density Residential

- Permits all forms of townhouse units;
- Townhouse dwellings at densities ranging from 20 units per net hectare up to 60.



LEGEND

RESIDENTIAL NEIGHBOURHOODS

- EF - LOW DENSITY RESIDENTIAL
- EF - MEDIUM DENSITY RESIDENTIAL
- EF - MEDIUM / HIGH DENSITY RESIDENTIAL
- LANDS SUBJECT TO POLICY B1.7.7.4 I)

THE COMMERCIAL / EMPLOYMENT CENTRE

- EF - MIXED USE
- EF - URBAN HIGHWAY COMMERCIAL

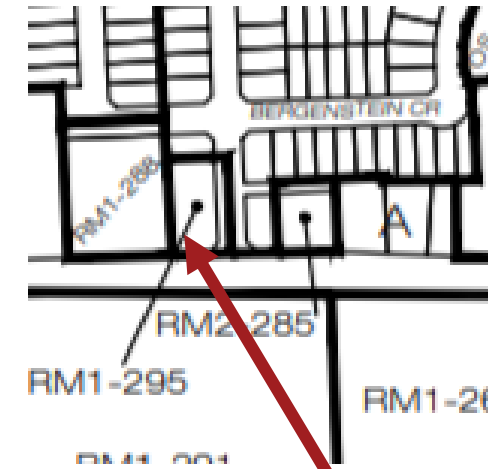
THE GREENLAND SYSTEM

- ENVIRONMENTAL PROTECTION ONE
- ENVIRONMENTAL PROTECTION TWO
- PUBLIC PARKLAND

Property Location

Zoning By-law 1136 (1987)

- RM1-295
(Residential Multiple 1 – 295)
- requesting a reduction of the minimum lot area to 210 m² per unit from 230m² per unit



Property Location

Submitted Technical Reports

- Stormwater Management Updated prepared by Quartek Group Inc.
- Planning Justification Report prepared by Quartek Group Inc.

Comments

Agency/Staff

Public

Building Division: Separate building permits will be required for each unit. Ontario Building Code compliance is required.

Enbridge Gas Inc: No changes are required to the previously identified conditions.

Town Public Works: Technical comments regarding road and servicing requirements.

Niagara Region: 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.

Conclusion

No decisions or recommendations concerning these applications 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 as soon as possible if you wish to receive future notices.

Questions & Comments

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