

# **Public Meeting for Saffron Meadows Phase 1 & 2 and River Estates Phase 2 Subdivisions**

Housekeeping Zoning By-law Amendment

AM-05-2021

October 12, 2021

# Location & Purpose



## River Estates Phase 2

South side of Summersides Boulevard, lying west of Rice Road  
(96, 98, 100 Summersides Boulevard and 161 Susan Drive)

## Saffron Meadows Phase 1

South side of Port Robinson Road, lying west of Rice Road  
(120-130, 132, 134, 136, 138, 140 and 142 Lymburner Street)

## Saffron Meadows Phase 2

South side of Port Robinson Road, lying west of Rice Road.  
(1, 3, 5, 7, 11, 13, 15, 17, 33, 35, 37, 39, 43, 45, 47, 49, 53, 55, 57 and 59 Lymburner Street)

The proposed Zoning By-law Amendment would

- Rectify zoning interpretations and potential for non-compliance with the zoning by-law for the street townhouse blocks/units

# Project Description

## Application History

### River Estates Phase 2

- Rezoned to site-specific provision: Residential Multiple 1 - 287 (RM1-287) by Amending By-law 4041 (2018)

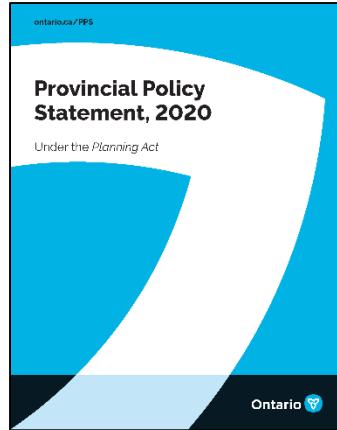
### Saffron Meadows Phase 1 & 2

- Rezoned to site-specific provision: Residential Multiple 1 - 268 (RM1-268) by Amending By-law 3810 (2016).

All of the subdivisions have been registered, building permits have been applied for and construction has proceeded.

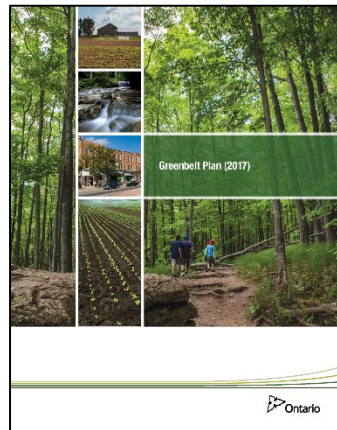
# Policy Analysis

## Provincial Policies



### Provincial Policy Statement (2020)

- Located within a '*Settlement Area*'



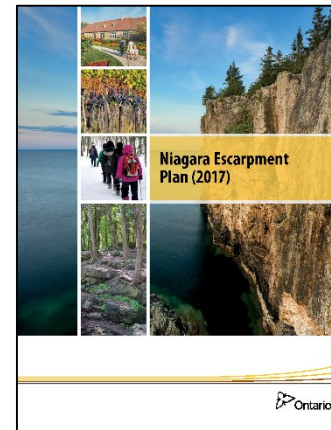
### Greenbelt Plan (2017)

- Located outside of Greenbelt Plan Area
- Not applicable



### Growth Plan for the Greater Golden Horseshoe (2020)

- Located within a '*Settlement Area*'



### Niagara Escarpment Plan (2017)

- Located outside of Niagara Escarpment Plan Area
- Not Applicable

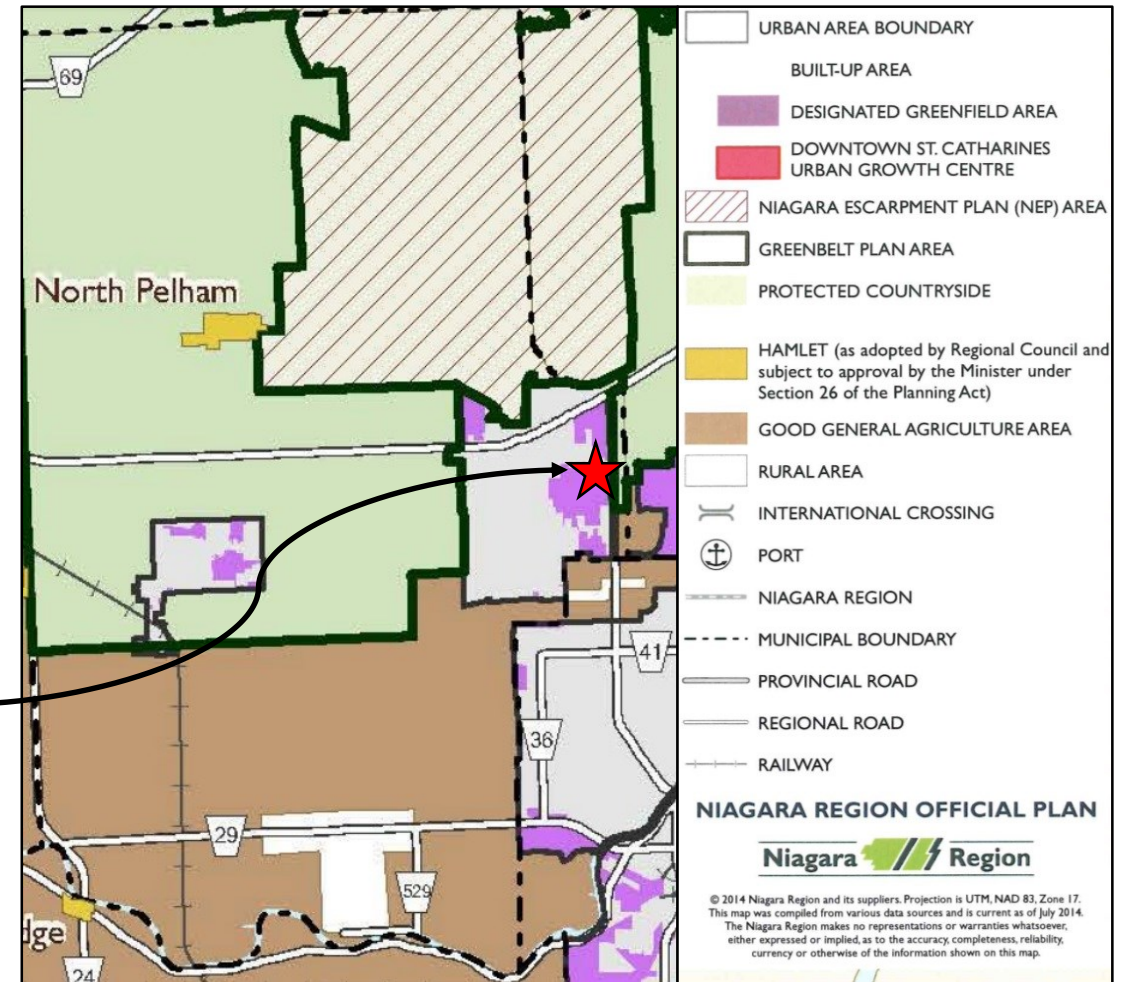
# Policy Analysis

## Niagara Region Official Plan (2014)

Designated:

- *Designated Greenfield Area*

Approximate Location of Subject Lands



# Policy Analysis

## Town of Pelham Official Plan (2014)

### River Estates Phase 2:

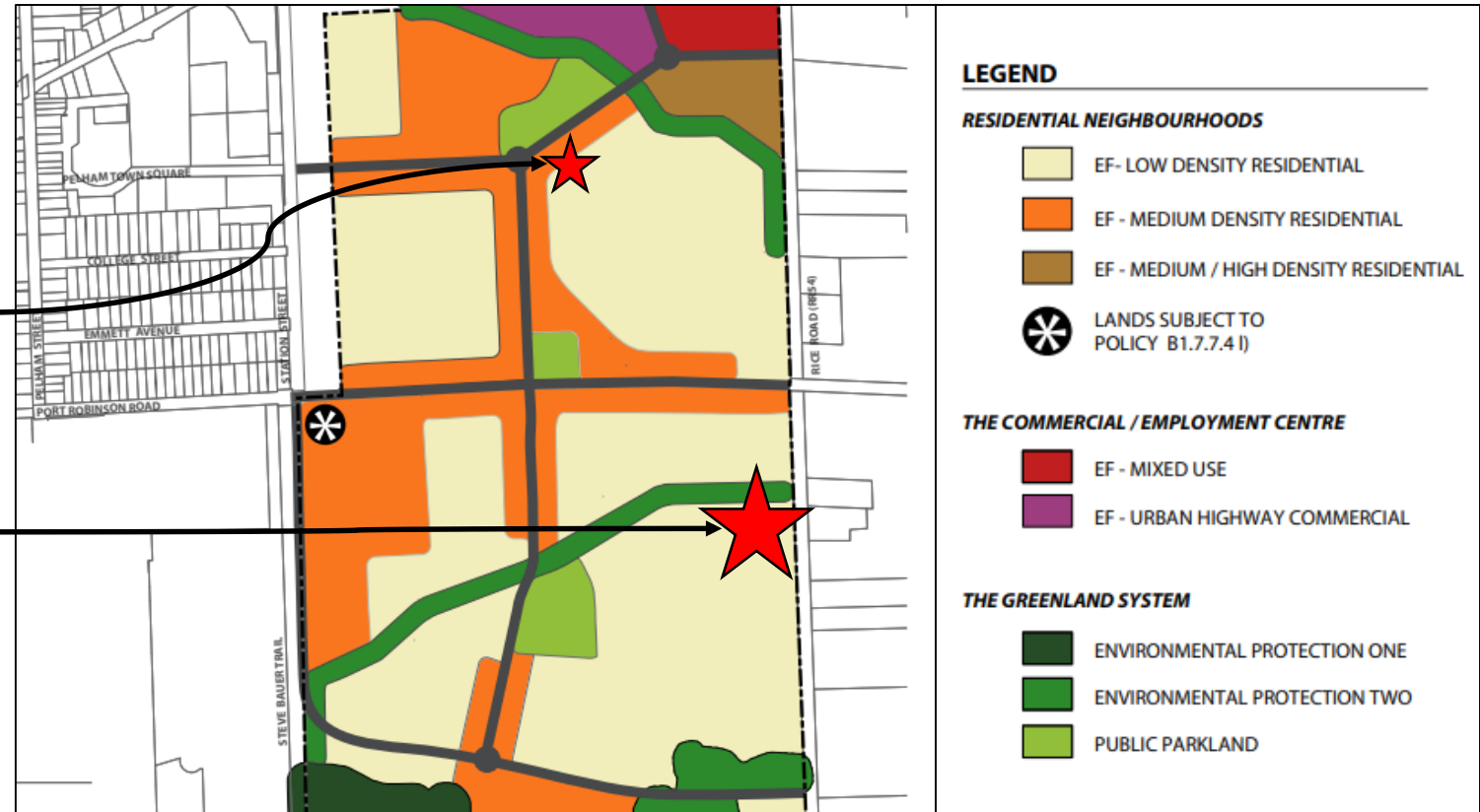
- EF – Medium Density Residential'

Location of  
Subject Lands

### Saffron Meadows Phase 1 & 2:

- EF – Low Density Residential'

Location of  
Subject Lands





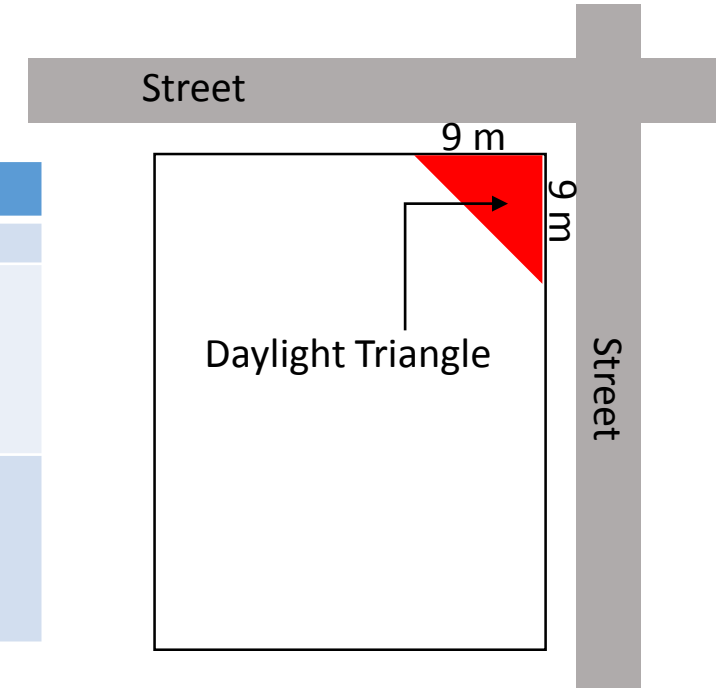
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The proposed zoning by-law amendment will resolve zone requirement interpretations and potential issues when individual townhouse lots are created through part lot control, after the dwelling is constructed, to prevent unintentional non-complying situations.

# Zoning Deficiencies

## River Estates Phase 2

River Estates Phase 2 (Blocks 39 and 40, Registered Plan 59M-471)			
RM1-287	Zoning Regulation	Required	Existing
Block 39: 96, 98, 100 Summersides Boulevard and 161 Susan Drive	6.27 Daylight Triangles – no structure shall be greater than 0.5 m (1.64 ft) in the established Daylight Triangle	No structure greater than 0.5 m	Encroached
Block 40: 84, 86, 88 Summersides Boulevard and 160 Susan Drive	6.27 Daylight Triangles – no structure shall be greater than 0.5 m (1.64 ft) in the established Daylight Triangle	No structure greater than 0.5 m	Encroached



Daylight Triangle: means an area free of buildings or structures or other visual obstructions, and which are to be determined by measuring, from the point of intersection of street lines on a corner lot, a minimum of 9 m (29.53 ft) along each such street line and joining such points with a straight line, and the triangular-shaped land between the intersecting street lines and the straight line joining the points the required distance along the street lines is the "daylighting triangle".



# Zoning Deficiencies

## Saffron Meadows Phase 1

Saffron Meadows Phase 1 (Blocks 44, 45, 46 and 47, Registered Plan 59M-456)			
RM1-268	Zoning Regulation	Required	Existing
Block 44: 121, 123, 125, 127, 129 Lymburner Street	16.4 (b) Minimum Corner Lot Frontage (Site-Specific)	12 m	11.8 m
Block 45: 120, 122, 124, 126 Lymburner Street	16.3 (a) Minimum Lot Frontage for an interior lot containing a dwelling attached on one side only	9 m	7.7 m
Block 46: 128, 130, 132, 134 Lymburner Street	16.3 (a) Minimum Lot Frontage for an interior lot containing a dwelling attached on one side only	9 m	7.7 m
Block 47: 136, 138, 140, 142 Lymburner Street	16.3 (a) Minimum Lot Frontage for an interior lot containing a dwelling attached on one side only	9 m	7.57 m

# Zoning Deficiencies

## Saffron Meadows Phase 2

Saffron Meadows Phase 2 (Blocks 31, 32, 33, 34, 35 and 36, Registered Plan 59M-476)			
RM1-268	Zoning Regulation	Required	Existing
Block 31: 22, 24, 26, 28, 30 Lymburner St	16.3 (a) Minimum Lot Frontage for an interior lot containing a dwelling attached on one side only	9 m	8.3 m
Block 32: 11, 13, 15, 17 Lymburner St	16.3 (a) Minimum Lot Frontage for an interior lot containing a dwelling attached on one side only	9 m	8.75 m
Block 33: 33, 35, 37, 39 Lymburner St	16.3 (a) Minimum Lot Frontage for an interior lot containing a dwelling attached on one side only	9 m	7.5 m
Block 34: 43, 45, 47, 49 Lymburner St	16.3 (a) Minimum Lot Frontage for an interior lot containing a dwelling attached on one side only	9 m	7.65 m
Block 35: 53, 55, 57, 59 Lymburner St	16.3 (a) Minimum Lot Frontage for an interior lot containing a dwelling attached on one side only	9 m	7.4 m
Block 36: 1, 3, 5, 7 Lymburner St	16.3 (a) Minimum Lot Frontage for an interior lot containing a dwelling attached on one side only	9 m	8.7 m

# Consultation

## Public Comments

No public comments received to date.

## Agency Comments

### Enbridge Gas

- No objections.

# Questions & Comments

Following tonight's meeting, questions and comments on this file may be directed to:

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