

# Public Meeting for 588 Chantler Road

Zoning By-law Amendment

Application

AM-06-2021

October 12, 2021

# Location & Purpose

## Location

588 Chantler Road (Part of Lot 11, Concession 13)  
South side of Chantler Road, lying east of Cream Street

## Purpose

The proposed amendment would rezone:

Part 1

Site-specific A (Agricultural) to amend the maximum lot coverage and maximum height required for accessory residential structures; and

Part 2

Site-specific agricultural purposes only (APO) zone to prohibit further residential construction in perpetuity.



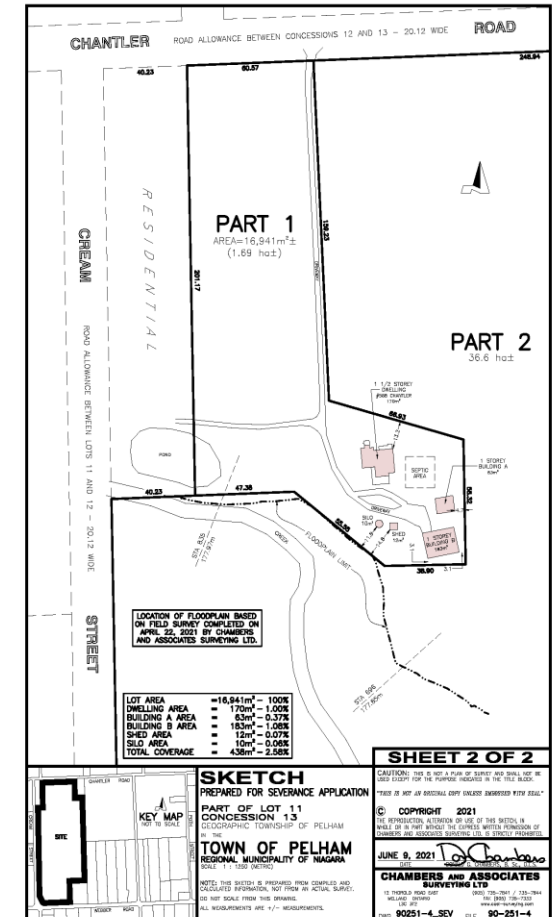
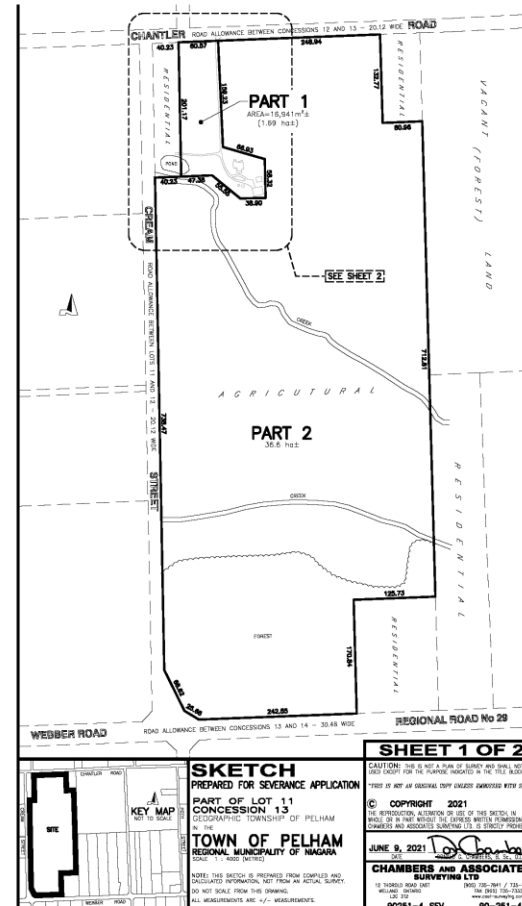
# Project Description

## Application History

Applicant applied for a consent application (B21-2021P) to dispose of surplus farm dwelling resulting from a farm consolidation.

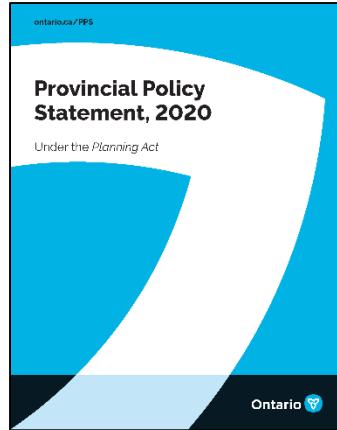
Committee of Adjustment conditionally approved the severance subject to conditions.

- Address zoning deficiencies resulting from lot creation on lot containing severed surplus farm dwelling (Part 1); and
- *Agricultural purposes only (APO)* zoning required as condition of severance approval to prohibit further residential construction on retained farmland (Part 2).



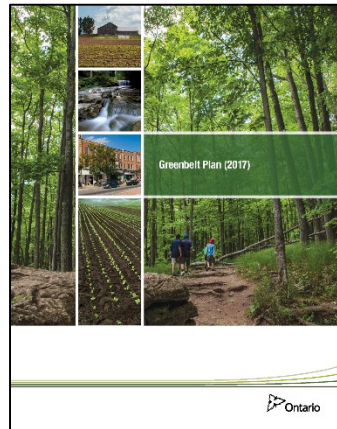
# Policy Analysis

## Provincial Policies



### Provincial Policy Statement (2020)

- Located within a 'Prime Agricultural Area'



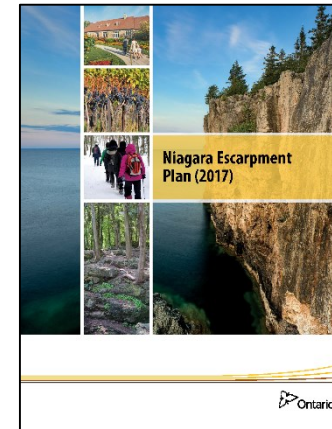
### Greenbelt Plan (2017)

- Located outside of Greenbelt Plan Area
- Not applicable



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

- Located outside of a Settlement Area
- Key natural heritage related policies apply



### Niagara Escarpment Plan (2017)

- Located outside of Niagara Escarpment Plan Area
- Not Applicable



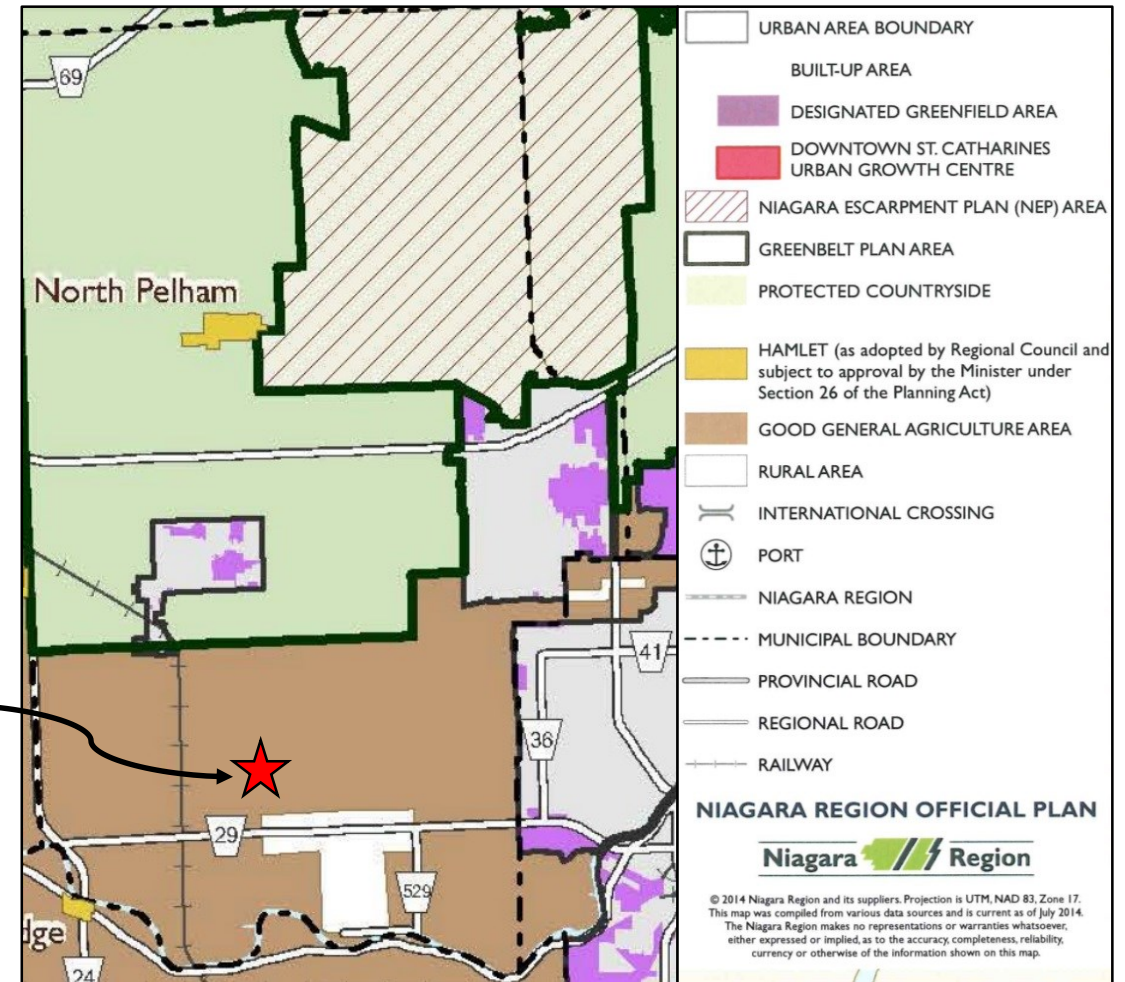
# Policy Analysis

## Niagara Region Official Plan (2014)

Designated:

- *Good General Agricultural Area*

Approximate Location of Subject Lands



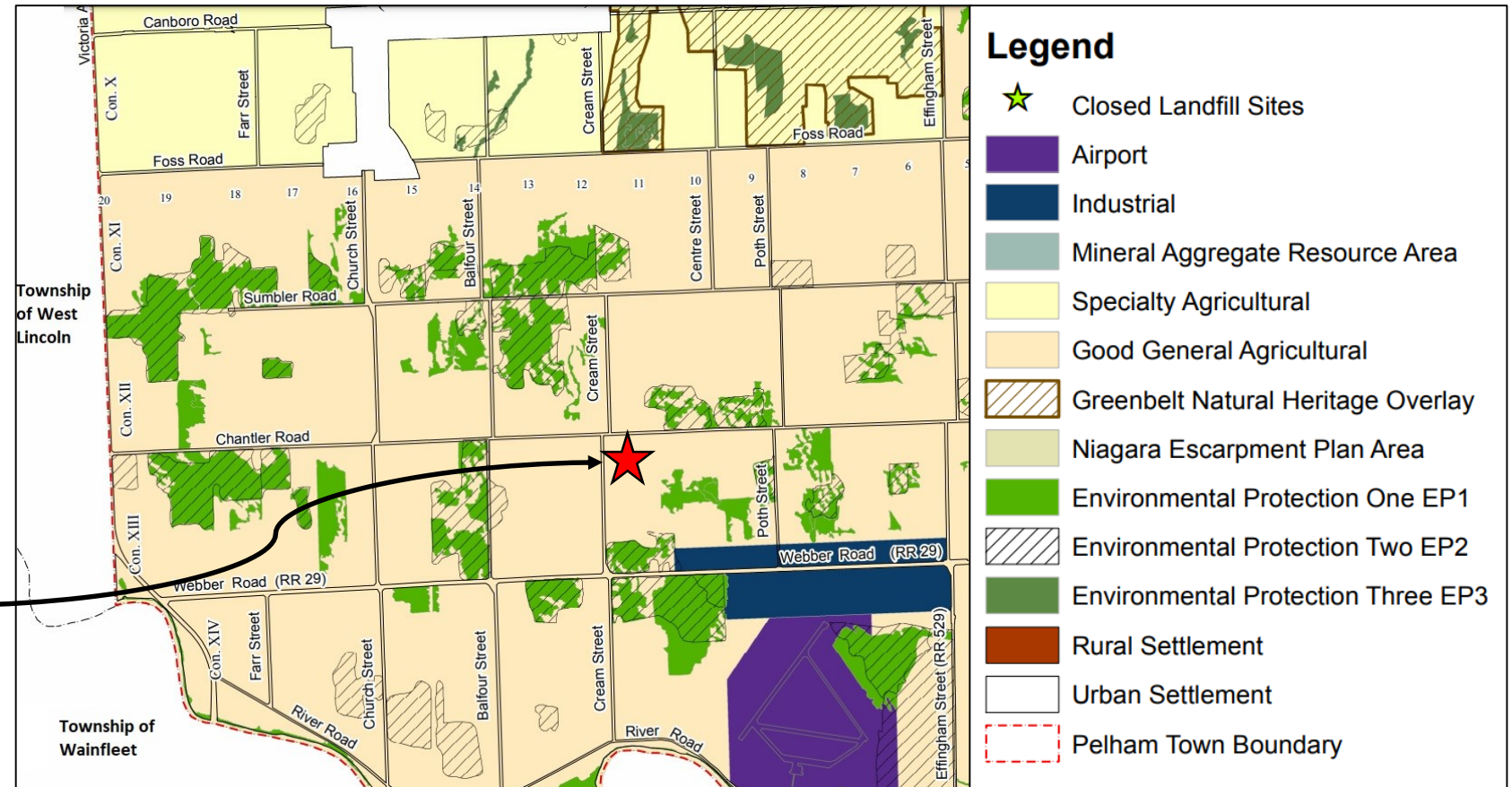
# Policy Analysis

## Town of Pelham Official Plan (2014)

Designated:

- *Good General Agricultural*

Approximate Location  
of Subject Lands



# Proposed Development

## Town of Pelham Zoning By-law No. 1136 (1987)

### Existing:

*Agricultural – 25 (A-25) (north) and 'Light Industrial-25' (M1-25) (south)*

Permitted uses (among others) include:

- Agricultural uses including greenhouses
- One single detached dwelling
- Accessory buildings
- Home occupations

Maximum height of all buildings and structures limited to 10.5 m (34.45 ft)

### Proposed:

#### **Part 1:**

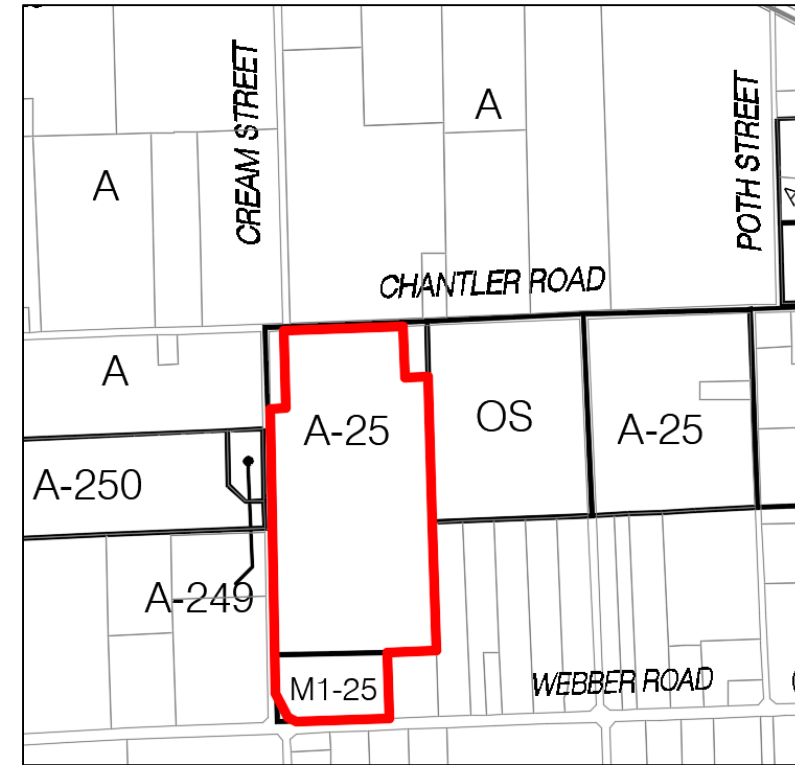
From **A-25** to **site-specific A (Agricultural)**

- Increase Maximum (accessory) Lot Coverage
- Increase Maximum (accessory) building height
- Continue to limit maximum height of all buildings to 10.5 m (34.45 ft)

#### **Part 2:**

From **A-25 & M1-25** to **site-specific A (Agricultural Purposes Only)**

- Prohibit further residential development
- Continue to limit maximum height of all buildings to 10.5 m (34.45 ft)



# Consultation

## Public Comments

No public comments received to date.

## Agency Comments

### Niagara Region

- Require prohibition of further residential construction on remnant farmland to maintain their support of the original severance application.

### Canada Post

- No comments.

### Hydro One

- No comments or concerns.

### Enbridge Gas

- No objections.

### Niagara Peninsula Conservation Authority

- No objections.

### Town Building Division

- No comments.

### Town Public Works Department

- No comments.



# Questions & Comments

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

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