

From: [Municipal Planning](#)
To: [Kenny Ng](#)
Subject: RE: RE: Request for Comments - ZBLA (Saffron Estates Phase 1 & 2 and River Estates Phase 2) (AM-05-2021)
Date: Friday, September 3, 2021 4:07:22 PM

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

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Safety. Integrity. Respect. Inclusion.

From: Kenny Ng <KNg@pelham.ca>
Sent: Friday, September 3, 2021 2:29 PM
To: Andrew Carrigan <andrew.carrigan@canadapost.ca>; David Christensen <DChristensen@pelham.ca>; Derek Young <DYoung@pelham.ca>; devtplanningapplications@niagararegion.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; Hydro One Planning (landuseplanning@hydroone.com) <landuseplanning@hydroone.com>; Jason Longhurst <JLonghurst@pelham.ca>; Jason Marr <JMarr@pelham.ca>; Mike Zimmer <MZimmer@pelham.ca>; MMM (circulations@mmm.ca) <circulations@mmm.ca>; 'Nicholas Godfrey' <ngodfrey@npca.ca>; NPEI (info@npei.ca) <info@npei.ca>; NPEI Jim Sorley <Jim.sorley@npei.ca>; Rogers (Newdevelopment@rci.rogers.com) <Newdevelopment@rci.rogers.com>; Shanks, Amy <Amy.Shanks@niagararegion.ca>; Taylor Boyle <TBoyle@pelham.ca>; Tolga Aydin <TAydin@pelham.ca>; Vickie vanRavenswaay <VvanRavenswaay@pelham.ca>
Cc: Shannon Larocque <SLarocque@pelham.ca>; Barbara Wiens <BWiens@pelham.ca>
Subject: [External] RE: Request for Comments - ZBLA (Saffron Estates Phase 1 & 2 and River Estates

Phase 2) (AM-05-2021)

EXTERNAL: PLEASE PROCEED WITH CAUTION.

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Good afternoon,

We are processing a Town-initiated housekeeping Zoning By-law Amendment (AM-05-2021) for the lands at Saffron Estates Phase 1 & 2 and River Estates Phase 2 subdivision in Pelham. This by-law amendment seeks to rectify any zoning deficiencies resulting from the part-lot control applications for the townhouse block/units in the Subdivisions.

Please see attached materials, which include:

- Reference Plans
- Block Plans (44, 45, 46 and 47)
 - Block 44 does not meet 16.4(b) Minimum Corner Lot 12m Frontage (only 11.8m)
 - Block 45 does not meet 16.3(a) for interior lot containing a dwelling attached on one side only, 9m (only 7.7m)
 - Block 46 does not meet 16.3(a) for interior lot containing a dwelling attached on one side only, 9m (only 7.7m)
 - Block 47 does not meet 16.3(a) for interior lot containing a dwelling attached on one side only, 9m (only 7.57m)
- Planning Justification Reports (The planning justification report was originally prepared for Saffron Estates Phase 2 and River Estates Phase 2 minor variance applications, the decision was to proceed through a housekeeping zoning by-law amendment and the reports are being circulated as they provide the necessary information with regards to the proposed changes)

Comments would be appreciated by Sept 20th, 2021.

If you have any questions or concerns, or require additional information, please do not hesitate to contact me.

Best,



Kenny Ng, BES.

Planner

Town of Pelham

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